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VI

*Law Offices of*  
**R. MICHAEL KENNEDY, P.A.**

(386) 788-0888  
Fax: (386) 756-0304

**Mailing Address:**  
Post Office Box 214319  
South Daytona, Florida 32121-4319

**Street Address:**  
687 Beville Road, Suite A  
South Daytona, Florida 32119-1951

April 10, 2003

Via FedEx

Department of State  
Division of Corporations  
Post Office Box 6327  
Tallahassee, Florida 32314

Re: 242 Condominium Association, Inc..

To Whom It May Concern:

Enclosed are the original and two copies of the Articles of Incorporation for the referenced corporation, together with our firm's check of \$78.75 for cost of the following:

Filing Fee	\$ 35.00
Certified copy of	
Articles of Incorporation	8.75
Registered Agent Fee	<u>+ 35.00</u>

TOTAL:     \$ 78.75

Please return the certified copy to the attention of the undersigned. Thank you for your attention to this request.

Very truly yours,

  
R. Michael Kennedy

RMK/kla  
Enclosures

**ARTICLES OF INCORPORATION  
OF  
242 CONDOMINIUM ASSOCIATION, INC.**

ED  
03 APR 11 PM 1:19

CLERK OF STATE  
TALLAHASSEE, FLORIDA

We, the undersigned, hereby associate for the purpose of forming a corporation not-for-profit under the laws of the State of Florida, pursuant to Florida Statutes Chapter 617, and hereby certify as follows:

**ARTICLE I**

The name of this corporation shall be 242 CONDOMINIUM ASSOCIATION, INC., whose principal office and mailing address are located at 242 Beach Street, Daytona Beach, Florida 32114. The registered office address and principal office address are the same.

**ARTICLE II**

The general purpose of this corporation not-for-profit shall be as follows:

To be the "Association" (as defined in The Condominium Act of the State of Florida, Florida Statutes Chapter 718, and the Declaration of Condominium for 242 Condominium) for the operation of the condominium known as 242 Condominium, at 242 Beach Street, Daytona Beach, Florida 32114, to be created pursuant to the provisions of The Condominium Act, and as such Association to operate and administer the Condominium and to carry out the functions and duties of the Condominium as set forth in the Declaration of Condominium establishing the Condominium and the exhibits attached thereto.

**ARTICLE III**

All persons who are Owners of Condominium Units within the Condominium shall automatically be members of this corporation. Such membership shall automatically terminate when such person is no longer an Owner of a Condominium Unit. Membership in the corporation shall be limited to such Condominium Unit Owners.

Subject to the foregoing, admission to and termination of membership shall be governed by the Declaration of Condominium that shall be recorded for the Condominium among the Public Records of Volusia County, Florida.

#### ARTICLE IV

This corporation shall have perpetual existence.

#### ARTICLE V

The names and addresses of the subscribers to these Articles of Incorporation are as follows:

<u>Name</u>	<u>Address</u>
Robert W. Schreiber	242 Beach Street Daytona Beach, Florida 32114
Nancy Schreiber	242 Beach Street Daytona Beach, Florida 32114
Mark Oslizlo	242 Beach Street Daytona Beach, Florida 32114
Eric Oslizlo	242 Beach Street Daytona Beach, Florida 32114

#### ARTICLE VI

##### Section 1

The affairs of the corporation shall be managed and governed by a Board of Directors composed of not less than four (4) nor more than the number specified in the Bylaws. The Directors, subsequent to the first Board of Directors, shall be elected at the annual meeting of the membership, for a term of one year or until their successors shall be elected and shall qualify. Provisions for such election, and provisions for the removal, disqualification and resignation of Directors and for filling vacancies on the Board of Directors shall be established by the Bylaws.

##### Section 2

The principal officers of the corporation shall be the President, Vice-President, Secretary and Treasurer who shall be elected from time to time and in the manner set forth in the Bylaws. The Secretary and Treasurer may be combined and the position may be held by one person.

## **ARTICLE VII**

The names of the officers who are to serve until the first election of officers, pursuant to the terms of the Declaration of Condominium and the Bylaws, are as follows:

Robert W. Schreiber	President
Nancy Schreiber	Vice-President
Mark Oslizlo	Secretary/Treasurer

## **ARTICLE VIII**

The following persons shall constitute the first Board of Directors and shall serve until the first election of the Board of Directors at the first regular meeting of the membership:

Robert W. Schreiber	242 Beach Street Daytona Beach, Florida 32114
Nancy Schreiber	242 Beach Street Daytona Beach, Florida 32114
Mark Oslizlo	242 Beach Street Daytona Beach, Florida 32114
Eric Oslizlo	242 Beach Street Daytona Beach, Florida 32114

## **ARTICLE IX**

The Bylaws of the corporation shall initially be made and adopted by its first Board of Directors. Prior to the time the real property and improvements have been submitted to condominium ownership by recording the Declaration of Condominium, said first Board of Directors shall have full power to amend, alter, rescind or modify said Bylaws by a majority vote. After the real property and improvements have been submitted to condominium ownership by recording the Declaration of Condominium, the Bylaws may be amended, altered, modified or supplemented by a vote as set forth therein.

## **ARTICLE X**

These Articles of Incorporation may be amended from time to time by a 25% vote of the members of the corporation provided said vote is taken at a regular or special meeting of the corporation after proper notice of said meeting has been duly given.

## **ARTICLE XI**

This corporation shall have all of the powers as set forth in Florida Statutes Chapter 617 or its successor, together with all the powers set forth in The Condominium Act of the State of Florida and all powers granted to it by the Declaration of Condominium with exhibits attached thereto, including the power to contract for the management of the Condominium.

## **ARTICLE XII**

This corporation shall not issue shares of stock and no dividend and no part of the income of the corporation shall be distributed to its members, directors or officers. Excess receipts over disbursements, if any, shall be applied against future expenses and reserves as appropriate. The corporation may compensate in a reasonable manner its members, directors or officers for services rendered, may confer benefits upon its members in conformity with its general purposes and upon dissolution or final liquidation may make distribution to its members as is permitted by the Court having jurisdiction thereof and no payment, benefit or distribution shall be deemed to be a dividend or distribution of income.

## **ARTICLE XIII**

The street address of the initial registered office of this corporation is 242 South Beach Street, Daytona Beach, Florida 32114, and the name of the initial registered agent of this corporation at that address is Robert W. Schreiber.

IN WITNESS WHEREOF, the subscribers hereto have set their hands and seals this 31st day of MARCH, 2003.

[Signature] [SEAL]

ROBERT W. SCHREIBER

[Signature] [SEAL]

NANCY SCHREIBER

[Signature] [SEAL]

MARK OSLIZLO

[Signature] [SEAL]

ERIC OSLIZLO

STATE OF FLORIDA  
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 31st day of March, 2003, by Robert W. Schreiber and Nancy Schreiber, who are ☒ personally known to me or who have ☐ produced as identification.

Notary Public  
Title or Rank



KELLI L. ADAMS  
MY COMMISSION # DD 097266  
EXPIRES: March 5, 2006  
Bonded Thru Budget Notary Services

[Signature]  
Notary Signature

Kelli Adams  
Notary Name Printed

Commission Number  
My Commission Expires:

STATE OF FLORIDA  
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 31st day of March, 2003, by Mark Oslizlo, who is ☒ personally known to me or who has ☐ produced \_\_\_\_\_ as identification.

Notary Public  
Title or Rank



KELLI L. ADAMS  
MY COMMISSION # DD 097266  
EXPIRES: March 5, 2006  
Bonded Thru Budget Notary Services

Notary Signature

Kelli Adams  
Notary Name Printed

Commission Number  
My Commission Expires:

STATE OF FLORIDA  
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 31st day of March, 2003, by Eric Oslizlo, who is ☒ personally known to me or who has ☐ produced \_\_\_\_\_ as identification.

Notary Public  
Title or Rank



KELLI L. ADAMS  
MY COMMISSION # DD 097266  
EXPIRES: March 5, 2006  
Bonded Thru Budget Notary Services

Notary Signature

Kelli Adams  
Notary Name Printed

Commission Number  
My Commission Expires:

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CLERK OF STATE  
TALLAHASSEE, FLORIDA

**ACCEPTANCE BY REGISTERED AGENT**

THE UNDERSIGNED, having been named to accept service of process for the above-stated corporation, at the place designated in the foregoing Articles of Incorporation, hereby accepts to act in this capacity and agrees to comply with the provisions of Section 48.091, Florida Statutes, and all other provisions thereof, relative to keeping open said office.

ROBERT W. SCHREIBER  
242 Beach Street  
Daytona Beach, Florida 32114