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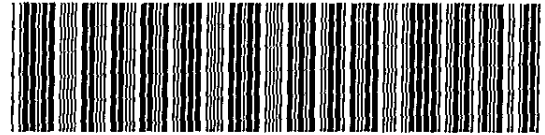
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TALLAHASSEE, FLORIDA

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LAW OFFICE
RICHARD GOLDSTONE, P.A.
2717 WEST CYPRESS CREEK ROAD
SUITE 800
FORT LAUDERDALE, FLORIDA 33309
TELEPHONE: (954) 917-6996 / TELEFAX: (954) 917-5455

September 11, 2003

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

Re: Articles of Incorporation
Boynton Beach Village Condominium Association, Inc.

Dear Ladies and Gentlemen:

Enclosed please find the original Articles of Incorporation with regard to the above-named Florida corporation, together with a duplicate copy. Also enclosed is our firm's check payable to your order in the amount of \$78.75 to cover the cost of the filing fee, Registered Agent Designation, and a certified copy of the articles for said corporation.

Kindly forward the certified copy back to this office as soon as possible. Thanking you in advance for your attention to this matter, I am

Yours very truly,

Richard Goldstone

RICHARD GOLDSTONE, P.A.

RG/wa
Enclosures: as stated

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

BOYNTON BEACH VILLAGE CONDOMINIUM ASSOCIATION, INC.

(a corporation not-for-profit)

In order to form a corporation under and in accordance with the provisions of the laws of the State of Florida for the formation of corporations not-for-profit, we the undersigned hereby associate ourselves into a corporation for that purpose, and with the powers hereinafter stated, and to that end we do, by these Articles of Incorporation, set forth the following:

I.

The name of the corporation shall be BOYNTON BEACH VILLAGE CONDOMINIUM ASSOCIATION, INC. (hereinafter referred to as the Corporation).

II.

The purposes and objects of the Corporation shall be to administer the operation and management of the condominium community known as Boynton Beach Village Condominium, of Boynton Beach, Florida, as more particularly described in Exhibit "A" attached hereto, and to undertake the performance of the acts and duties incident to the administration of the operation and management of the condominium in accordance with the terms, provisions, conditions and authorizations contained in these Articles of Incorporation, and as contained in the Declaration of Condominium, Exhibits and By-Laws recorded in Official Records Book 2446, at Page 1299, and a certain Amendment to By-Laws recorded in Official Records Book 4246, at Page 694, of the Public

Records of Palm Beach County, Florida, and to own, operate, lease, sell, trade or otherwise deal with such property, whether real or personal, as may be necessary or convenient in the administration of said condominium. The Corporation shall be conducted as a non-profit organization for the benefit of its members.

III.

The Corporation shall have the following powers and authorities:

1. All of the powers and privileges granted to corporations not-for-profit under the laws pursuant to which this Corporation is chartered, and in accordance with the Condominium Act of the State of Florida, Chapter 718 of the Florida Statutes.

2. All of the powers reasonably necessary to implement and effectuate the purposes of the Corporation, including but limited to the following:

A. To make and publish reasonable rules and regulations governing the use of apartment dwelling units, common elements and limited common elements in said condominium as those terms may be defined in the documents of the condominium or by the laws of the State of Florida.

B. To buy, sell, lease, mortgage or otherwise deal with any and all property of the condominium, whether real or personal.

C. To levy and collect assessments from members of the Corporation to defray the common expenses of the condominium as may be provided in the official documents of the condominium, or which may be hereafter adopted, including the right to levy and collect assessments

for the purposes of acquiring, operating, leasing, managing and otherwise trading and dealing with such property, whether real or personal, including apartment dwelling units in said condominium.

D. To maintain, repair, replace, operate and manage the condominium and the property comprising the same, including the right to reconstruct improvements after casualty and to make further improvement of the condominium property.

E. To contract for the management of the condominium and to delegate to such contractors and agents all of the powers and duties of the Corporation except those which be required by the documents of the condominium or reserved to the Board of Directors or the membership of the Corporation.

F. To enforce the provisions of the Declaration of Condominium and By-Laws, these Articles of Incorporation, or any future documents of the condominium that may be adopted, the rules and regulations governing the use of the condominium property, whether presently in force or later adopted, and the provisions of the Condominium Act, Chapter 718 of the Florida Statutes.

G. To approve or disapprove the transfer, mortgage and ownership of apartment units as provided in the condominium documents.

H. To deal with other condominium associations or representatives thereof on matters of mutual interest, and to levy, collect or disburse funds from time to time, as may be provided in the condominium documents, for the repair and replacement of property located within the condominium community.

I. To exercise, undertake and accomplish all of the rights, duties and obligations that may be granted to or imposed upon the Corporation pursuant to the condominium documents or the laws of the State of Florida.

IV.

The qualifications of the members, the manner of their admission to membership and termination of such membership, and voting by members shall be as follows:

1. The owners of all apartment dwelling units in the condominium shall be members of the Corporation, and no other persons or entities shall be entitled to membership.

2. Membership shall be established by the acquisition of fee title to an apartment dwelling unit, whether by conveyance, judicial decree or otherwise, provided that such acquisition shall be approved in accordance with, and conform to all the provisions of the official documents of the condominium and these Articles of Incorporation, and the membership of any party shall be automatically terminated upon his or her being divested of all title to or the entire fee ownership in any apartment dwelling unit, except that nothing herein contained shall be construed as terminating the membership of any party who may own two or more apartment dwelling units, so long as such party shall retain title to or a fee ownership interest in any apartment dwelling.

3. The interest of a member in the funds and assets of the Corporation cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance to his or her apartment dwelling unit. The funds and assets of the Corporation shall belong solely to the Corporation, subject to the limitation that the same be expended, held or used for the benefit of the membership and for

the purposes authorized herein, in the condominium documents or any future documents that may be adopted.

4. On all matters on which the membership shall be entitled to vote, there shall be only one vote for each apartment dwelling unit, which vote may be exercised or cast by the owner or owners of each apartment dwelling unit in such manner as may be provided in the condominium documents now existing or hereafter adopted by the Corporation. Should any member own more than one apartment dwelling unit, such member shall be entitled to exercise or cast as many votes as he or she owns apartment dwelling units, in the manner provided by the condominium documents.

V.

The Corporation shall have perpetual existence.

VI.

The principal office of the Corporation shall be located at 610 Eagle Drive, Delray, Beach, Florida 33444, but the Corporation may maintain offices and transact business in such other places within or without the State of Florida as may from time to time be designated by the Board of Directors; furthermore, the Board of Directors may from time to time relocate the aforesaid principal office.

VII.

1. The Board of Directors shall consist of the number of directors determined in accordance with the By-Laws, but in no event less than three directors; and in the absence of such determination, said Board shall consist of three directors.

2. Directors of the Corporation shall be elected at the annual meeting of the members in the manner determined in the By-Laws, to serve terms of three (3) years. Likewise, directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided in the By-Laws.

3. The directors of the Corporation may be elected by the unit owners in accordance with the provisions of the Condominium Act, Chapter 718 of the Florida Statutes. No greater or lesser number of directors shall be elected by the members hereof than is allowed by Florida law.

4. The names and addresses of the members of the initial Board of Directors who shall hold office until their successors are elected and qualified, or until removed, are as follows:

Edward Furman
610 Eagle Drive
Delray Beach, FL 33444

Charlotte Furman
610 Eagle Drive
Delray Beach, FL 33444

David Furman
6021 Triphammer Road
Lake Worth, FL 33463

VIII.

The affairs of the Corporation shall be managed by its officers in accordance with the condominium documents. The officers shall be elected from time to time by the Board of Directors; the election of officers shall take place at the first Board meeting following the annual meeting of the membership of the Corporation. The names and addresses of the initial officers who shall serve until their successors are chosen by the Board of Directors are as follows:

Edward Furman, President
610 Eagle Drive
Delray Beach, Florida 33444

Charlotte Furman, Secretary/Treasurer
610 Eagle Drive
Delray Beach, Florida 33444

David Furman, Vice President
6021 Triphammer Road
Lake Worth, Florida 33463

IX.

The By-Laws of the Corporation have been adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided in said By-Laws.

X.

Every officer and director of the Corporation shall be indemnified by the Corporation against all expenses and liabilities, including attorneys' fees, reasonably incurred by or imposed upon him or her in connection with any proceeding to which he or she may become involved, by reason of being of having been a director or officer of the Corporation, whether or not he or she is a director or officer at the time such expenses are incurred, except in such cases where the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of duty; provided that, in the event of any claim for reimbursement or indemnification hereunder based upon a settlement by the director or officer seeking such reimbursement or indemnification, the indemnification herein shall apply only if the Board of Directors approves such settlement or reimbursement as being in the best interests of the Corporation. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

XI.

Any amendment or amendments to these Articles of Incorporation may be proposed by the Board of Directors of the Corporation acting upon a vote of the majority of the directors, or by the members of the Corporation owning a majority of the apartment units in the condominium administered hereby, whether meeting as members or by instrument in writing signed by them. Upon

any amendment or amendments to these Articles of Incorporation being proposed by the Board of Directors or members, such proposed amendment or amendments shall be transmitted to the President of the Corporation, or other officer of the Corporation in the absence of the President, who shall thereupon call a special meeting of the members of the Corporation for a date not sooner than twenty (20) days nor later than sixty (60) days from the receipt by him or her of the proposed amendment or amendments.

It shall be the duty of the Secretary to give to each member written or printed notice of such meeting stating the time and place of the meeting and reciting the proposed amendment or amendments in reasonably detailed form, which notice shall be mailed or presented personally to each member not less than ten (10) days nor more than thirty (30) days before the date set for such meeting. If mailed, such notice shall be deemed to be properly given when deposited in the United States Mail, addressed to the member at his or her address as it appears on the records of the Corporation, the postage thereon prepaid. Any member may, by written waiver of notice signed by such member, waive such notice, and such waiver when filed in the records of the Corporation whether before or after holding of the meeting shall be deemed equivalent to the giving of such notice to such member.

At the meeting, the amendment or amendments proposed must be approved by an affirmative vote of the members owning not less than seventy-five per cent (75%) of the apartment dwelling units in the condominium in order for such amendment or amendments to become effective. Thereupon, such amendment or amendments of these Articles of Incorporation shall be transcribed

and certified in such form as may be necessary to register the same in the office of the Secretary of State of the State of Florida, and upon the registration of such amendment or amendments with said Secretary of State, a certified copy thereof shall be recorded in the Public Records of Palm Beach County, Florida within ten (10) days from the date on which the same are so registered. At any meeting held to consider such amendment or amendments of these Articles of Incorporation, the written vote of any member of the Corporation shall be recognized even if such member is not in attendance at such meeting or represented thereat by proxy, provided that such written vote is delivered to the Secretary of the Corporation prior to or at such meeting.

XII.

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

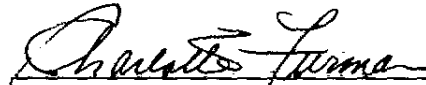
Edward Furman
610 Eagle Drive
Delray Beach, FL 33444

Charlotte Furman
610 Eagle Drive
Delray Beach, FL 33444

IN WITNESS WHEREOF, the incorporators to these Articles of Incorporation have hereunto set their hands and seals this 29 day of August, 2003.



Edward Furman, Incorporator



Charlotte Furman, Incorporator

STATE OF FLORIDA }
COUNTY OF PALM BEACH }

THE FOREGOING INSTRUMENT was acknowledged before me this 25 of August, 2003, by Edward Furman and Charlotte Furman, incorporators, who are personally known to me, and who did take oaths and acknowledged that they are the individuals who executed the foregoing **Articles of Incorporation** for the purposes therein expressed.

Richard Guenther
Signature of Notary Public

(SEAL)



Richard Goldstone
MY COMMISSION # DD071520 EXPIRES
November 18, 2005
BONDED THRU TROY FAIN INSURANCE INC

Richard Goldstone
Printed name of Notary Public

Exhibit A

Legal Description

Parcel 1: Condominium Units 101, 102, 103, 104, 201, 202, 203 and 204, Building 407, BOYNTON BEACH VILLAGE, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2446, Page 1299, public records of Palm Beach County, Florida,

a/k/a 407 Northeast 17th Avenue, Boynton Beach, Florida 33435

Parcel 2: Condominium Units 101, 102, 103, 104, 201, 202, 203 and 204, Building 417, BOYNTON BEACH VILLAGE, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2446, Page 1299, public records of Palm Beach County, Florida,

a/k/a 417 Northeast 17th Avenue, Boynton Beach, Florida 33435

CERTIFICATE OF REGISTERED AGENT

The Corporation's initial Registered Agent and Registered Office shall be:

Richard Goldstone, Esq.
RICHARD GOLDSTONE, P.A.
2717 West Cypress Creek Road, Suite 800
Fort Lauderdale, FL 33309

Acknowledgment and Consent of Registered Agent:

Having been named Registered Agent to accept service of process on the Corporation at the Initial Registered Office designated in the attached Articles of Incorporation, I hereby accept such status and consent to act in this capacity and agree to comply with all the requirements of law pertaining thereto.

By: Richard Goldstone
Richard Goldstone, Esq.
Registered Agent

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TALLAHASSEE, FLORIDA