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FLORIDA NON-PROFIT CORPORATION

SUNNY ISLES BEACH COALITION OF CONCERNED CITIZENS, I

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**ARTICLES OF INCORPORATION
OF
SUNNY ISLES BEACH COALITION OF CONCERNED CITIZENS, INC.**

The undersigned Incorporator, by these Articles, does so for the purpose of forming a not-for-profit corporation pursuant to the laws of the State of Florida (Chapter 617, Florida Statutes), and hereby adopts the following Articles of Incorporation:

**ARTICLE I
NAME**

The name of the Corporation shall be SUNNY ISLES BEACH COALITION OF CONCERNED CITIZENS, INC. For convenience, the Corporation shall be referred to in this instrument as the "Corporation," these Articles of Incorporation as the "Articles," and the By-Laws of the Corporation as the "By-Laws."

**ARTICLE II
PURPOSES**

The general nature of the objects and purposes of this Corporation shall be to engage in civic, political and other non-profit activities as detailed in the By-Laws.

**ARTICLE III
POWERS**

The Corporation shall have all of the common law and statutory powers of a not-for-profit Corporation under the laws of Florida that are not in conflict with the provisions of these Articles or of Chapter 617, Florida Statutes.

**ARTICLE IV
TERM OF EXISTENCE**

The Corporation shall have perpetual existence.

**ARTICLE V
STREET AND MAILING ADDRESS**

The street address of the initial principal office of the Corporation, and the mailing address of the Corporation, is 16445 Collins Avenue, 2nd Floor (Management Office), Sunny Isles Beach, Florida 33180.

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ARTICLE VI
INCORPORATOR

The name and address of the incorporator to these Articles is as follows:

<u>NAME</u>	<u>ADDRESS</u>
Gary S. Phillips	4000 Hollywood Boulevard Suite 265-South Hollywood, Florida 33021

The Incorporator shall not be liable, in any form or fashion, for any acts or omissions of the Corporation.

ARTICLE VII
OFFICERS

The affairs of the Corporation shall be administered by the officers designated in the By-Laws. The officers shall be elected by the Board of Directors of the Corporation at its first meeting following the annual meeting of the members of the Corporation, and shall serve at the pleasure of the Board of Directors. The By-Laws may provide for the removal from office of officers, for filling vacancies, and for the duties of the officers. The names and mailing addresses of the initial officers who shall serve until their successors are designated by the Board of Directors are as follows:

President:	Alexander Fusco 16445 Collins Avenue 2nd Floor (Management Office) Sunny Isles Beach, Florida 33160
Vice President:	Hal Rosenstein 16445 Collins Avenue 2nd Floor (Management Office) Sunny Isles Beach, Florida 33160
Treasurer:	Jad Shor 16445 Collins Avenue 2nd Floor (Management Office) Sunny Isles Beach, Florida 33160
Secretary:	Leslie Shor 16445 Collins Avenue 2nd Floor (Management Office) Sunny Isles Beach, Florida 33160

**ARTICLE VIII
DIRECTORS**

The property, business and affairs of the Corporation shall be managed by a board consisting of the number of directors determined by the By-laws, but which shall consist of not less than three (3) directors. Directors of the Corporation shall be elected at the annual meeting of the members of the Corporation in the manner determined by the By-laws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the By-laws. The names and addresses of the members of the first Board of Directors of the Corporation, who shall hold office until their successors are elected and have qualified, are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Alexander Fusco	16445 Collins Avenue 2nd Floor (Management Office) Sunny Isles Beach, Florida 33160
Hal Rosenstein	16445 Collins Avenue 2nd Floor (Management Office) Sunny Isles Beach, Florida 33160
Jad Shor	16445 Collins Avenue 2nd Floor (Management Office) Sunny Isles Beach, Florida 33160
Leslie Shor	16445 Collins Avenue 2nd Floor (Management Office) Sunny Isles Beach, Florida 33160

**ARTICLE IX
INITIAL REGISTERED OFFICE ADDRESS
AND NAME OF REGISTERED AGENT**

The initial registered office of this Corporation shall be located at 4000 Hollywood Boulevard, Suite 265-South, Hollywood, Florida 33021, and the initial registered agent of the Corporation at that address is GARY S. PHILLIPS.

IN WITNESS WHEREOF, the Incorporator has affixed his signature this 22nd day of September, 2004.



GARY S. PHILLIPS, Incorporator

ACCEPTANCE BY REGISTERED AGENT

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED NON-PROFIT CORPORATION, AT THE PLACE DESIGNATED IN ARTICLE IX OF THESE ARTICLES OF INCORPORATION, THE UNDERSIGNED HEREBY AGREES TO ACT IN THIS CAPACITY, AND FURTHER AGREES TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE DISCHARGE OF HIS DUTIES.

DATED THIS 22ND DAY OF SEPTEMBER, 2004.


GARY S. PHILLIPS
(Registered Agent)

STATE OF FLORIDA)
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this 22nd day of September, 2004, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, GARY S. PHILLIPS, to me known to be the individual described in and who executed the foregoing instrument as Incorporator to the Articles of Incorporation of SUNNY ISLES BEACH COALITION OF CONCERNED CITIZENS, INC., a Florida Corporation not for profit, and he acknowledged to and before me that he signed and executed such instrument for the uses and purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state last aforesaid, the day and year last above written.

My Commission Expires:


NOTARY PUBLIC

Print Name: Andrew I. Lewis



Andrew I. Lewis
Commission # DD298538
Expires June 19, 2008
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