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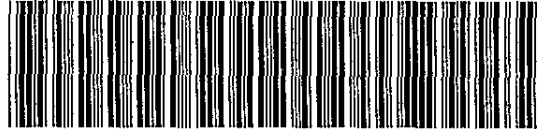
(Business Entity Name)

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

T Hamilton AUG 16 2005

TRANSMITTAL LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

SUBJECT: FUTURA Villars Condominium Association #10,9 INC.
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one(1) copy of the Articles of Incorporation and a check for :

☐ \$70.00
Filing Fee

☒ \$78.75
Filing Fee &
Certificate of
Status

☐ \$78.75
Filing Fee
& Certified Copy

☐ \$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: ANGELA SMITH & Glen A. Smith
Name (Printed or typed)

11125 S.W. 177 ST
Address

Miami, FLORIDA 33157
City, State & Zip

(305) 254-6610
Daytime Telephone number

✓ NOTE: Please provide the original and one copy of the articles.



FLORIDA DEPARTMENT OF STATE

Glenda E. Hood
Secretary of State

July 27, 2005

ANGELA SMITH & GLEN A SMITH
11125 SW 177 ST
MIAMI, FL 33157

SUBJECT: FUTURA VILLAS CONDOMINIUM ASSOCIATION NO. 9, INC.
Ref. Number: W05000035516

We have received your document for FUTURA VILLAS CONDOMINIUM ASSOCIATION NO. 9, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

Which set of articles do you want filed. If you want the typed set of articles please add the article for the registered agent and have the agent sign. If you want the single page article filed please list the address for the incorporator.

PLEASE CALL IF YOU HAVE ANY QUESTIONS.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6855.

Tammy Hampton
Document Specialist
New Filings Section

Letter Number: 705A00048782

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

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RECEIVED



FLORIDA DEPARTMENT OF STATE

Glenda E. Hood
Secretary of State

August 2, 2005

ANGELA SMITH & GLEN A SMITH
11125 SW 177 ST
MIAMI, FL 33157

SUBJECT: FUTURA VILLAS CONDOMINIUM ASSOCIATION NO. 9, INC.
Ref. Number: W05000035516

RECEIVED
05 AUG 15 AM 9:00
DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

We have received your document for FUTURA VILLAS CONDOMINIUM ASSOCIATION NO. 9, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

The document must contain a registered agent with a Florida street address and a signed statement of acceptance. (i.e. I hereby am familiar with and accept the duties and responsibilities of Registered Agent.)

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6855.

Tammy Hampton
Document Specialist
New Filings Section

Letter Number: 705A00048782

**ARTICLES OF INCORPORATION
OF
FUTURA VILLAS CONDOMINIUM ASSOCIATION NO. 9 INC.
A FLORIDA COROPORATION NOT FOR PROFIT**

We, the undersign, acknowledge and file in the office of the Secretary of state of the State of Florida, for the purpose of forming a non-profit corporation in accordance with the laws of the State of Florida, these Articles of Incorporation, as by law provided.

Article I

Name

The name of this corporation shall be FUTURA VILLAS CONDOMINIUM ASSOCIATION NO. 9, INC. For convenience, the corporation shall herein be referred to as the "Association."

Article II

Place of Business

The place of business is located at : Business Office location is 11125 SW 177 St Miami, Florida 33143, 14043, 14045, 14047 NE 2nd Ave. N. Miami, Florida)

Article III

Purpose and Powers

The purpose for which this corporation is formed are as follows:

- (a) To form an "Association" as defined in the "Condominium Act" of the Statutes of the State of Florida, and as such to establish and collect assessments from the unit owners and members for the purpose of operation, maintaining repairing, improving, and to perform the acts and duties desirable for management for the units and common elements in Futura Villas Condominium No. 9 located in Dade-County Florida.
- (b) To carry out the duties and obligations and receive the benefits given the Association by the "Declaration of Condominium."
- (c) To establish by-laws for the operation of the condominium property providing for the form of administration and rules and regulations for governing the Association.
- (d) To contract for the management of the Condominium and delegate to such party the powers and duties of the Association except those where specific approval of the Board of Directors or members is required.

To accomplish the foregoing purpose, the corporation shall have all the common law statutory corporation powers permitted under Florida Law, including the capacity to contract, bring suit and be sued, and those provided by the "Condominium Act", of the State of Florida and the Condominium Declaration of Futura Villas Condominium. No part of the income of this corporation shall be distributed to the members, directors and officers of the corporation.

Article IV

Members

Section 1. All unit owners of a condominium parcel in Futura Villas Condominium No. 9 shall automatically be members, and their membership shall automatically be terminated when they are no longer owners of a unit. If a member should sell his/her unit (Apartment) under the provisions of

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TALLAHASSEE, FLORIDA

the Declaration, the grantee from such member will automatically acquire membership in the Association; Membership certificates are not required and will not be issued.

Section II. The owners of each condominium unit (apartment) shall have one vote. A corporation or any individual with an interest in which he owns an interest. This corporation shall have perpetual existence.

Article V **Subscribers**

The names and addresses of the subscribers are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Glen A. Smith	11125 SW 177 St. Miami, Fl. 33157
Angela Smith	11125 SW 177 St. Miami, Fl. 33157

Article VI **REGISTERED AGENT**

Glen A. Smith	11125 SW 177 Street. Miami, Florida 33157
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Article VII **Directors**

Section 1. The affairs and property of this corporation shall be managed and governed by a Board of Directors composed of not less than three (3) nor more than nine (9) persons. The first Board of Directors shall have three (3) members, and in the future the member will be determined from time to time in accordance with the provisions of the By-Laws of the corporation.

Section II. Directors shall be elected by the voting members in accordance with the By-Laws at the regular annual meeting of the membership of the corporation, in the manner set out by the By-Laws. Directors shall be elected to serve for a term of one year. In the event of a vacancy, the elected directors may appoint an additional director to serve the balance of said year. The first election of directors shall be held _____. The directors herein named shall serve until the first election of directors and any vacancies in their number occurring before the first election shall be filled by the remaining directors.

Section 3. All officers shall be elected by the Board of Directors in accordance with the BY-Laws at the regular annual meeting of the Board of Directors as established by the By-Laws, to be held immediately following the annual meeting of the membership. The Board of Directors shall elect from among the members a President, Vice President, Secretary, Treasurer and shall other officers as it shall deem desirable, consistent with the corporate By-Laws. The President shall be elected from among the membership of the Board of Director, but no other officer need be a Director.

Article VII (b) **INCORPORATOR**

Angela Smith	Incorporator 11125 SW 177 Street Miami. Fl. 33157
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Article VIII **Officers**

Subject to the direction of the Board, the affairs of the Association shall be administered by the officers designated in the By-Laws, who shall serve at the pleasure of said Board of Directors. The names and addresses of the officers who shall serve until the first election following the first annual meeting of the Board of Directors are as follows:

<u>NAME</u>	<u>TITLE</u>
Angela Smith	Vice President

Glen Smith
Glen Smith
Angela smith

President
Secretary
Treasurer

Article XI First Board of Directors

The following person shall constitute the first Board of Directors, and shall hold office and serve until their successors are elected at the first regular annual meeting of the members, subject to the provisions for continued directorial service as contained in Article VI:

NAME
Angela Smith
Glen Smith

ADDRESS
11125 SW 177 St. Miami, Fl. 33157
11125 SW 177 St. Miami, Fl. 33157

Article X By-Laws

The By - Laws of this corporation shall be adopted by the first Board of Directors and attached to the Condominium Declaration to be filed in the Public Records of Dade County, Florida, which By -Laws may be altered, amended or rescinded in the same method as provided for in the amendments.

Article XI Amendments

Section 1. Proposals for the alteration, amendment or rescission of these Articles of Incorporation which do not conflict with the Condominium Act or Declaration of Condominium may be made by a majority of the Board of Directors or a majority of the voting members. Such proposals shall set forth the proposed alteration, amendment or a majority of members, and delivered to the President, who shall there upon call a Special Meeting of the Corporation not less than ten (10) days nor later than sixty (60) days from receipt of the proposed amendment, the notice for which shall be given in the manner provided in the By-Laws. An affirmative vote of seventy-five percent (75%) of the Board of Directors, and on affirmative vote of seventy-five (75%) of all qualified votes of members of the corporation shall be required for the requested alteration, amendment or rescission.

Section 2 Any voting member may waive any or all of the requirements of this Article as to notice by the Secretary of proposals to the President for alteration, amendment or rescission of these Articles, either before, at or after a membership meeting at which a vote is taken to amend, alter or rescind these Articles in whole or in part.

Article XII Indemnification

Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees reasonably incurred by or imposed upon him in connection with any proceeding or any settlement thereof, to which he/she may become involved by reason of his/her being or having been director or officer of the Association, whether or not he/she is a Director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his/her duties, provided that in the event of a settlement and reimbursement as being for the best interest of the Association. The forgoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

IN WITNESS WHEREOF, we have hereunto set our hands and seals at Miami, Dade County, Florida the
19 day of July, 2005.

Signed, Sealed & Delivered
In the presence of:

Marvin D. Wilson Esq.

STATE OF FLORIDA
COUNTY OF DADE

I HEREBY CERTIFY that on this day personally appeared before me, the undersigned authority, GLEN SMITH, & ANGELA SMITH, to me well known and known to me to be the subscriber described in and who executed the forging Articles of Incorporation, and they acknowledge before me that they executed the same freely and voluntarily for the purposed therein expressed.

WITNESS my hand and official seal at Miami, Dade County, Florida, this 19 day of July 2005.
2005.



Marvin D. Wilson, Sr.
7/19/05

**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Section 607.0501 or 617.0501, Florida Statutes, the undersigned corporation, organized under the laws of the state of Florida, submits the following statement in designating the registered office/registered agent, in the state of Florida.

1. The name of the Corporation is:

Futura Villas Condominium Association no. 9 Inc

2. The name and address of the registered agent and office is:

CELLEN A. SMITH

(Name)

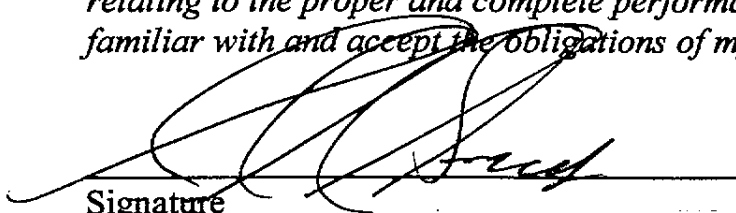
11125 SW 177 ST

(P.O. Box NOT acceptable)

MIAMI, FLORIDA 33157.

(City/State/Zip)

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.


Signature

8/7/05
Date