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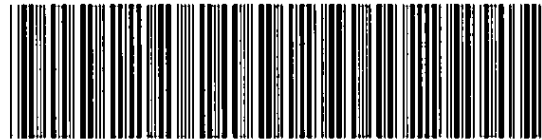
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Amended  
&  
Restated  
Art.

JUL 12 2019

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GOEDE / ADAMCZYK / DEBOEST / CROSS

ATTORNEYS AND PROFESSIONAL COUNSEL

INFO@GADCLAW.COM / WWW.GADCLAW.COM

June 23, 2019

Department of State  
Division of Corporations  
Corporate Filings  
Post Office Box 6327  
Tallahassee, FL 32314

Re: Amended and Restated Articles of Incorporation for:  
Aqua at Pelican Isle Condominium Association, Inc.

Dear Sir/Madam:

Enclosed are an original and one copy of the Amended and Restated Articles of Incorporation of Aqua at Pelican Isle Condominium Association, Inc, along with a check for \$43.75 to cover the filing fee, and fee to obtain a certified copy. Please return the certified copy to our office in the envelope provided.

If you have any questions or need additional information, please do not hesitate to contact me.

Very truly,  
GOEDE, ADAMCZYK, DEBOEST  
& CROSS, PLLC

Jean M. Morningstar  
Paralegal to Attorney  
Richard D. DeBoest

/jmm

Enclosures as stated

**AMENDED AND RESTATED  
ARTICLES OF INCORPORATION  
OF  
AQUA AT PELICAN ISLE CONDOMINIUM ASSOCIATION, INC.**

Pursuant to the provisions of Section 617.1006, Florida Statutes, the undersigned Florida not for profit corporation adopts the following articles of amendment to its articles of incorporation.

FIRST: Amendment(s) adopted:

Amended and Restated Articles of Incorporation.  
See attached Exhibit "A" for full text.

SECOND: The date of adoption of the amendments was March 21, 2019.

THIRD: Adoption of Amendment (Check one):

  X   The amendment(s) was (were) adopted by the members and the number of votes cast for the amendment was sufficient for approval.

       There are no members or members entitled to vote on the amendment. The amendment(s) was (were) adopted by the Board of Directors.

AQUA AT PELICAN ISLE CONDOMINIUM ASSOCIATION, INC.

  
\_\_\_\_\_  
Signature of Officer

Norm Deschene  
Print Name of Officer

President  
Title of Officer

3-29-19  
Date

FILED  
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DIVISION OF CORPORATIONS  
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**NOTE: THIS IS A SUBSTANTIAL REVISION OF THE ARTICLES OF INCORPORATION. FOR PRESENT TEXT SEE EXISTING ARTICLES.**

AMENDED AND RESTATED ARTICLES OF INCORPORATION OF  
AQUA AT PELICAN ISLE CONDOMINIUM ASSOCIATION, INC.  
(A Corporation Not for Profit)

Pursuant to Section 617.0201(4), Florida Statutes, the Articles of Incorporation of Aqua at Pelican Isle Condominium Association, Inc., a Florida corporation not for profit, which was originally incorporated under the name Aqua at Pelican Isle Yacht Club Condominium Association, Inc., on January 5, 2009, are hereby amended and restated in their entirety. All amendments included herein have been adopted pursuant to Section 617.0201(4), Florida Statutes, and there is no discrepancy between the corporation's Articles of Incorporation as heretofore amended and the provisions of these Amended and Restated Articles other than the inclusion of amendments adopted pursuant to Section 617.0201(4) and the omission of matters of historical interest. The Amended and Restated Articles of Incorporation shall henceforth be as follows:

ARTICLE I - NAME AND REGISTERED OFFICE OF THE CORPORATION

The name of this corporation, hereinafter called the "Association", shall be Aqua at Pelican Isle Condominium Association, Inc. Its principal place of business and registered office shall be at 13675 Vanderbilt Drive, Naples, Florida 34110. The Board of Directors may from time to time move the principal office of the Association to any other address in the State of Florida.

ARTICLE II - DEFINITIONS

All undefined terms appearing in initial capital letters herein shall have the meaning ascribed to them in that certain Declaration of Condominium of Aqua at Pelican Isle, A Condominium (the "Declaration of Condominium"), as it may be amended from time to time.

ARTICLE III - PURPOSE AND POWERS

Section 1. The purpose for which this Association is organized is to act as a governing "Association" within the meaning of the Condominium Act (Chapter 718, Florida Statutes for Aqua at Pelican Isle; a Condominium (the "Condominium"), located in Collier County, Florida.

Section 2. The Association shall have all of the rights, powers, duties and functions of a governing association as set forth in the Florida Not for Profit Corporation Act and the Condominium Act as now or hereafter in effect, these Articles, and all powers and duties



reasonably necessary to administer, govern, and maintain the Condominium pursuant to the Declaration of Condominium as it may be amended from time to time, including but not limited to the following:

(a) To make and collect assessments against members of the Association for the purpose of defraying the charges and expenses of the Condominium and of all other properties the Association shall hold, by whatever means, and operation of the Association. Assessments paid by Unit owners shall be held in trust by the Association and used solely to pay: (1) the cost of repair of the Condominium property and other costs related thereto, and (2) the cost of administration of the affairs of the Association, including payment of applicable taxes and the preservation of the Association's existence, to the extent properly allocable to the performance of the Association's duties under the Declaration of Condominium (all thereof, in the event that the Association undertakes no other activities), and (3) to pay all other common expenses as described in the Declaration of Condominium. To the extent not expended in the year in which paid, assessments shall continue to be held in trust by the Association for the benefit of the members to be expended solely for the aforesaid purposes or, upon any termination of the Condominium, the unexpended portion shall be added to the common surplus for disbursement to the members or for maintenance reserves, at the discretion of the Board of Directors.

(b) To use the proceeds of assessments in the exercise of its powers and duties.

(c) To maintain, repair, replace and operate all Condominium property.

(d) To purchase insurance upon Condominium property and all properties the Association shall hold and insurance for the protection of the Association and its members.

(e) To improve the Condominium property further and, after casualty, to reconstruct improvements.

(f) To approve or disapprove the transfer, by sale, rental, gift, devise, bequest, succession, or otherwise, and the ownership and encumbrance of Condominium units as may be provided by the Declaration of Condominium and by the Bylaws of the Association.

(g) To own and convey property.

(h) To enforce by legal means the provisions of the Declaration of Condominium, these Articles, the Bylaws of the Association and the rules and regulations for the use of the property of the Condominium.

(i) To contract for the maintenance, repair, replacement and operation of any and all of the Condominium properties and to delegate to a management contractor or contractors any or all selected powers and duties of this Association.

(j) To purchase, lease, receive by gift, or otherwise acquire possessory or use interests in real and personal property, whether or not contiguous to the lands of the Condominium, intended

to provide for the enjoyment, recreation or other use or benefit of the members of the Association.

(k) To contract for the management, operation and upkeep of any and all property held or controlled by the Association.

(l) To encumber, mortgage, lease, convey or grant other possessory or use interests in any and all property which the Association may acquire or control, including, but not limited to, any recreational facilities.

(m) To enter into contracts or agreements for the maintenance of accounting and bookkeeping records and for the use of data processing facilities or services, so as to carry out the Association's responsibilities and to comply with the requirements of the law of the State of Florida with regard to maintenance of records.

(n) To select depositories for the Association funds.

(o) To enter into such other contracts or agreements reasonably necessary or convenient for the proper exercise of the rights, powers, duties and functions of the Association.

(p) To employ all personnel reasonably necessary to perform the services required for proper exercise of the rights, powers, duties and functions of the Association.

(q) To exercise any and all common law and statutory powers, although not specifically recited above, of a corporation not for profit, and of an association within the meaning of the Condominium Act, reasonably necessary or convenient to carry out and perform the purpose for which the Association is organized and its enumerated powers.

(r) To enact and enforce rules and regulations concerning the use and enjoyment of the Units, the Common Elements and of the property owned by the Association, including but not limited to rules and regulations pertaining to use of the parking facilities (including the assignment of certain space(s) for the benefit of particular Unit owners).

(s) To sue and be sued, complain and defend in its corporate name in all actions or proceedings.

(t) To operate and maintain the Common Elements.

(u) To contract for the operation and maintenance of the Common Elements or Stormwater Management System. To delegate any powers and duties of the Association in connection therewith, except such as specifically required by the Declaration to be exercised by the Board of Directors or the membership of the Association.

(v) To operate and maintain the Stormwater Management System, including all inlets, ditches, swales, culverts, water control structures, stormwater pumps, retention and detention areas, ponds, lakes, flood plain compensation areas, wetlands and any associated buffer areas, and

wetland mitigation areas. Moreover, the Association shall operate, maintain, and manage the Stormwater Management System in a manner consistent with the Department permit number 11-0206964-02 requirements and applicable Department rules and regulations (collectively, the "Permit"), and the terms and conditions of the Declaration (including enforcement provisions) which relate to the Stormwater Management System. Additionally, the Association shall levy and collect adequate assessments against the members for the cost of maintenance and operation of the Stormwater Management System.

(w) To maintain, in accordance with all rules promulgated by the Department, that certain stormwater discharge pipe required by the Department pursuant to the Permit.

(x) The Association, when authorized by a vote of two-thirds (2/3) of the total vote of the members of said Association, may purchase and/or acquire and enter into agreements, from time to time, whereby it acquires leaseholds, memberships and other possessory or use interests in lands or facilities, including but not limited to country clubs, golf courses, marinas and other recreational facilities, whether or not contiguous to the lands of the Community intended to provide for the enjoyment, recreation and other use or benefit of the Unit Owners. The expense of ownership, rental fees, operations, replacements and other undertakings in connection therewith shall be Common Expenses, together with all other expenses and costs herein or by law defined as Common Expenses.

(y) All powers of the Association conferred by the Declaration and Bylaws are incorporated into these Articles by reference.

Section 3. Any officer or director individually or any firm or corporation of which any officer or director shall be a member, stockholder, officer, director, employee, or agent, may be a party to, or may be pecuniarily or otherwise interested in, any contract or transaction of this Association, provided that the fact that he or such firm or corporation is so interested shall be disclosed or shall have been known to the Board of Directors or a majority thereof, prior to the making thereof. No contract or other transaction between this Association and any other such person, firm, or corporation, and no act of this Association shall in any way be affected or invalidated thereby. Any director of this Association who is also a director or officer of such other corporation or who is so interested may be counted in determining the existence of a quorum at any meeting of the Board of Directors of this Association, which shall authorize any such contract or transaction with like force and effect as if he were not a director or officer of such other corporation or not so interested.

Section 4. Emergency Powers. The following shall apply to the extent not viewed to be in conflict with the Condominium Act:

a. In anticipation of or during any emergency defined in section (c) below, the Board of Directors of the Association may:

(1) Modify lines of succession to accommodate the incapacity of any

director, officer, employee or agent of the Association; and

- (2) Relocate the principal office or designate alternative principal offices or authorize the officers to do so.
- b. During any emergency defined in section (e) below:
- (1) Notice of a meeting of the Board of Directors need to be given only to those directors whom it is practical to reach and may be given in any practical manner, including by publication and radio;
  - (2) One or more officers of the Association present at a meeting of the Board of Directors may be deemed to be directors for the meeting, in order of rank and within the same rank and order of seniority, as necessary to achieve a quorum; and
  - (3) The director or directors in attendance at a meeting shall constitute a quorum.
- c. Corporate action taken in good faith during an emergency under this section to further the ordinary affairs of the Association:
- (1) Binds the Association; and
  - (2) May not be used to impose liability on a director, officer, employee or agent of the Association.
- d. An officer, director, or employee of the Association acting in accordance with any emergency by-laws is only liable for willful misconduct.
- e. An emergency exists for purposes of this section if a quorum of the Association's directors cannot readily be assembled because of some catastrophic event.

#### ARTICLE IV - QUALIFICATION OF MEMBERS AND THE MANNER OF THEIR ADMISSION

Section 1. All persons or entities holding record title to a Unit in Aqua at Pelican Isle, A Condominium shall be members upon recordation of the title to the Unit in the public records of Collier County, Florida.

Section 2. Ownership of a Unit shall be a prerequisite to exercising any rights as a member. A Unit may be owned by one or more persons or by a corporation, association, partnership, or trust.

Section 3. Membership shall not be transferable, except as provided herein or in the



Declaration of Condominium. The membership of any Unit owner shall terminate upon the termination of the Condominium, or upon transfer of his ownership in the Unit, provided the transfer is accomplished in accordance with all provisions of the Declaration of Condominium. The transferor's membership shall automatically transfer and be vested in the new owner succeeding to the ownership interest in the Unit, subject to a lien thereon for all undischarged assessments, charges, and expenses. The Association may rely on a recorded deed as evidence of transfer of a Unit and thereupon terminate the transferor's membership and recognize the membership of the transferee.

#### ARTICLE V - TERM OF EXISTENCE

The Association shall have perpetual existence.

#### ARTICLE VII - OFFICERS

Section 1. The officers of the Association shall consist of a president, one or more vice-presidents, a secretary, a treasurer, and any assistants to such officers as the Board of Directors may deem appropriate from time to time. The same person may hold two offices.

Section 2. The names of the officers are as listed with the Florida Department of State Division of Corporations.

Section 3. Officers of the Association shall be elected at each annual meeting of the Board of Directors and shall hold office at the pleasure of the Board of Directors. Any officer may be removed at any meeting by the affirmative vote of a majority of the members of the Board of Directors either with or without cause, and any vacancy in any office may be filled by the Board of Directors at any meeting thereof.

#### ARTICLE VIII - BOARD OF DIRECTORS

Section 1. The affairs and business of this Association shall be managed and conducted by a Board of Directors consisting of not less than three (3) nor more than seven (7) persons; provided, at all times there may only be an odd number of Directors on the Board.

Section 2. The names and addresses of the Board of Directors are as listed with the Florida Department of State Division of Corporations.

Section 3. Election of Directors shall be held at the annual members meeting, except as provided herein to the contrary. At the expiration of the term of each director, his or her successor shall be elected by the members of the Association to serve for a term of two years, subject to Section 5 below. A director shall hold office until his successor has been elected and qualified.

Section 4. The election shall be by written ballot, electronic voting or voting machine and by a plurality of the votes cast, each person voting being entitled to cast his votes for each of as many nominees as there are vacancies to be filled. There shall be no cumulative voting.

Section 5. Directors may be removed with or without cause and replaced as follows:

- a. Except as to vacancies resulting from removal of directors by members, vacancies in the Board of Directors occurring between annual meetings of members shall be filled by the affirmative vote of a majority of the remaining directors.
- b. Any director elected by the members may be removed from office with or without cause by the vote or agreement in writing by a majority of all the voting interest as provided in Chapter 718, Florida Statutes as amended from time to time hereafter.
- c. If a vacancy on the Board of Directors results in the inability to obtain a quorum of directors in accordance with these Bylaws, any Owner may apply to the Circuit Court within the jurisdiction where the Condominium lies for the appointment of a receiver to manage the affairs of the Association. At least thirty (30) days prior to applying to the Circuit Court, the Unit Owner shall mail to the Association and post in a conspicuous place on the Condominium Property a notice describing the intended action and giving the Association an opportunity to fill the vacancies in accordance with these Bylaws. If, during such time, the Association fails to fill the vacancies, the Unit Owner may proceed with the petition. If a receiver is appointed, the Association shall be responsible for the salary of the receiver, court costs and attorneys' fees. The receiver shall have all powers and duties of a duly constituted Board of Directors and shall serve until the Association fills the vacancies on the Board of Directors sufficient to constitute a quorum in accordance with these Bylaws.

Section 6. Meetings of the Board of Directors at which a quorum of the members is present shall be open to all Association members. Any Association member may tape record or videotape meetings of the Board of Directors subject to reasonable rules adopted by the Division of Florida Land Sales, Condominiums and Mobile Homes. The right to attend such meetings includes the right to speak at such meetings with reference to all designated agenda items. The Board of Directors may adopt reasonable rules governing the frequency, duration, and manner of Unit owner statements. Adequate notice of all meetings, which notice shall specifically incorporate an identification of agenda items, shall be posted conspicuously on the Condominium property at least 48 continuous hours preceding the meeting, except in an emergency. However, written notice of any meeting at which nonemergency special assessments, or at which amendment to rules regarding Unit use will be proposed, discussed, or approved, shall be mailed or delivered to Association members and posted conspicuously on the Condominium property not less than fourteen (14) days prior to the meeting. Evidence of compliance with those 14-day notice requirements shall be made by an affidavit executed by the secretary and filed among the official

records of the Association. Upon notice to the Association members, the board shall by duly adopted rule designate a specific location on the Condominium property upon which all notices of board meetings shall be posted. Notice of any meeting in which regular assessments against Unit Owners are to be considered for any reason shall specifically contain a statement that assessments will be considered and the nature of any such assessments. Meetings of a committee to take final action on behalf of the Board or make recommendations to the Board regarding the Association budget are subject to the provisions of this paragraph. Meetings of a committee that does not take final action on behalf of the Board or make recommendations to the Board regarding the Association budget are not subject to the provisions of this paragraph.

#### ARTICLE IX - INDEMNIFICATION OF OFFICERS AND DIRECTORS

All officers and directors shall be indemnified by the Association against all expenses and liabilities, including counsel fees (including fees for appellate proceedings), reasonably incurred in connection with any proceeding or settlement thereof in which they may become involved by reason of holding such office, other than proceedings or claims resulting from willful misconduct or bad faith. The Association may purchase and maintain insurance on behalf of all officers and directors against any liability asserted against them or incurred by them in their capacity as officers or directors or arising out of their status as such.

#### ARTICLE X - BYLAWS

The Bylaws of the Association are to be made or approved by the Board of Directors initially and thereafter may be amended, altered, modified, or rescinded by the action or approval of the members of the Association. Amendment of the Bylaws shall also be subject to the written consent of mortgagees of the Condominium property or Condominium Units in accordance with the provisions of the Declaration of Condominium. The manner of altering, modifying, amending or rescinding the Bylaws shall be provided for in the Bylaws.

#### ARTICLE XI - AMENDMENTS TO THESE ARTICLES

Section 1. Amendments to these Articles of Incorporation shall be proposed by a resolution adopted by a two-thirds (2/3) vote of the Board of Directors. The resolution shall then be presented to the membership of the Association. A majority vote of the voting interests present and voting, in person or by proxy, at a duly called meeting shall be necessary to amend the Articles of Incorporation.

Section 2. No amendment shall make any change in the qualifications for membership without approval in writing of all members. Such an amendment shall also be subject to the written consent of all record holders of mortgages upon any Condominium property or upon property held by the Association in accordance with the provisions of the Declaration of Condominium. No amendment shall be made that is in conflict with the Condominium Act or the Declaration of

Condominium.

Section 3. Any proposed amendment to these Articles, which would affect the Stormwater Management System (including environmental conservation areas and the water management portions of the Common Elements), must be submitted to the Department or its successors for a determination of whether the amendment necessitates a modification of the Permit.

#### ARTICLE XII - VOTING

Section 1. Each Condominium Unit shall be entitled to one full, indivisible vote at the Association meetings, notwithstanding that the same owner may own more than one Unit or that Units may be joined together and occupied by one owner. In the event of a joint ownership of a Condominium Unit, the vote to which that Unit is entitled may be exercised by one of such joint owners by agreement of the remainder of the joint owners and in accordance with the terms of the Declaration of Condominium; however, no split voting shall be permitted.

Section 2. Votes may be cast either in person or by proxy as specifically provided herein. Limited proxies shall be used for votes taken to waive or reduce reserves in accordance with Section 718.112(2)(f), Florida Statutes; for votes taken to waive financial statement requirements as provided by Section 718.111 (13), Florida Statutes; for votes taken to amend the Declaration of Condominium pursuant to Section 718.110, Florida Statutes; for votes taken to amend these Articles of Incorporation or the Bylaws of the Association pursuant to Section 718.112, Florida Statutes; and for any other matter for which the Condominium Act requires or permits a vote of the Unit owners. General proxies may be used for other matters for which limited proxies are not required and may also be used in voting for non-substantive changes to items for which a limited proxy is required and given. Notwithstanding the foregoing, no proxy, limited or general, shall be used in the election of the members of the Board of Directors. General proxies may be used for other matters for which limited proxies are not required and may also be used in voting for non-substantive changes to items for which a limited proxy is required and given. Any proxy given shall be effective only for the specific meeting for which originally given and any lawfully adjourned meetings thereof. In no event shall any proxy be valid for a period longer than 90 days after the date of the first meeting for which it was given. Every proxy is revocable at any time at the pleasure of the Association member executing it.

#### ARTICLE XIII - ADDITIONAL PROVISIONS

Section 1. No officer, director or member shall be personally liable for any debt or other obligation of the Association, except as provided in the Declaration of Condominium.

Section 2. The Association shall not be operated for profit. No dividend shall be paid, and no part of the income of the Association shall be distributed to its members, directors, or officers.

Section 3. Where the context of these Articles permits, the use of the plural shall include the singular and the singular shall include the plural, and the use of any gender shall be deemed to include all genders.

#### ARTICLE XIV - SEVERABILITY

Should any paragraph, sentence, phrase, portion or provision of these articles or of the Bylaws or rules and regulations be held invalid, it shall not affect the validity of the remaining instruments.

#### ARTICLE XV - STORMWATER MANAGEMENT SYSTEM

The Board of Directors shall maintain, as part of the Association's records, copies of all further permitting actions of the Department for the benefit of the Association. Furthermore, it is the intention that the Association shall have perpetual existence; however, if the Association elects to dissolve, it will only do so after the maintenance of the property consisting of the Stormwater Management System has become the responsibility of an appropriate agency of local government, and if not accepted, then when the Stormwater Management System has been dedicated to a similar nonprofit corporation.