

02/05/2007

Division of Corporations

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FLORIDA PROFIT/NON PROFIT CORPORATION

2420/22 JOE AVENUE CONDOMINIUM ASSOCIATION, INC.

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**ARTICLES OF INCORPORATION
OF
2420/22 JOE AVENUE CONDOMINIUM ASSOCIATION, INC.**

We, the undersigned, hereby associate ourselves together for the purpose of becoming incorporated under the laws of the state of Florida as a corporation not for profit, and hereby adopt, the following Articles of Incorporation:

**ARTICLE I
NAME AND PRINCIPAL OFFICE OF THE CORPORATION**

The name of this corporation, shall be 2420/22 Joe Avenue Condominium Association, Inc. (the "Association"). Its principal place of business shall be 12510 Strathmore Loop, Fort Myers, FL 33912. 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
PURPOSE AND POWERS**

Section 2.01. 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 2420/22 Joe Avenue Condominium, a condominium (the "Condominium"), located in Lee County, Florida.

Section 2.02. The Association shall have all of the rights, powers, duties and functions of a governing association as set forth in the Condominium Act, now or hereafter in effect, these Articles, and all powers and duties reasonably necessary to administer, govern and maintain the Condominium and the property of the Condominium (the "Condominium Property") pursuant to the Declaration of Condominium for the Condominium, as it may be amended from time to time (the "Declaration of Condominium"), 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, and (3) to pay all other Common Expenses 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

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or for maintenance reserves, at the discretion of the Board of Directors of the Association (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 held by the Association, 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 enforce by legal means the provisions of the Condominium Act, the Declaration of Condominium, these Articles, the Bylaws of the Association and the Rules and Regulations for the use of the Condominium Property.
- (h) 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 all powers and duties of this Association.
- (i) 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.
- (j) To contract for the management, operation and upkeep of any and all property held or controlled by the Association.
- (k) 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.
- (l) 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.
- (m) To select depositories for the Association funds.

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- (n) 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.
- (o) To employ all personnel reasonably necessary to perform the services required for proper exercise of the rights, powers, duties and functions of the Association.
- (p) 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.
- (q) To enact and enforce rules and regulations concerning the use and enjoyment of the Condominium Units, the Common Elements of the Condominium and of the Condominium Property owned by the Association, including but not limited to rules and regulations.

Section 2.03. Any officer or director of the Association, individually or any firm or corporation of which any officer or director of the Association 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 such individual, 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 of the contract or entering into the transaction. 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 individually so interested may be counted in determining the existence of a quorum at any meeting of the Board of Directors of this Association. The Board of Directors shall have full power and authority to authorize any such contract or transaction with like force and effect as if such director or officer were not a director or officer of such other corporation or not so interested.

ARTICLE III QUALIFICATION OF MEMBERS AND THE MANNER OF THEIR ADMISSION

Section 3.01. The subscriber constitutes the sole member of this Association until the recording of a Declaration of Condominium naming this Association as the association thereunder. Upon the recording of such a Declaration of Condominium, Patricia Wiencek (the "Developer"), shall own all memberships in the Association. At such time as the purchase price is paid and the deed to a Unit is issued, the grantee in such deed shall become a member.

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Section 3.02. Ownership of a Condominium Unit shall be a prerequisite to exercising any rights as a member of the Association. A Condominium Unit may be owned by one or more persons or by a corporation, association, partnership or trust.

Section 3.03. Membership shall not be transferable, except as provided herein or in the Declaration of Condominium. The membership of any Condominium Unit Owner shall terminate upon the termination of the Condominium, or upon transfer of his ownership in the Condominium Unit. The transferor's membership shall automatically transfer and be vested in the new owner succeeding to the ownership interest in the Condominium Unit, subject, except as may otherwise be provided in the Declaration of Condominium, 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 Condominium Unit and thereupon terminate the transferor's membership and recognize the membership of the transferee.

ARTICLE IV TERM OF EXISTENCE

The Association shall commence upon the filing of these Articles and have perpetual existence thereafter.

ARTICLE V NAME AND RESIDENCE OF THE SUBSCRIBING INCORPORATOR

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

Name

Address

Patricia Wiencek

12510 Strathmore Loop
Fort Myers, FL 33912

ARTICLE VI APPOINTMENT OF REGISTERED AGENT FOR SERVICE OF PROCESS

Pursuant to Section 48.091, Florida Statutes, Patricia Wiencek is appointed registered agent for service of process upon the Association, whose address is 12510 Strathmore Loop, Fort Myers, FL 33912.

ARTICLE VII OFFICERS

Section 7.01. The officers of the Association shall consist of a president, a vice president, 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. However, no one person shall serve as both the president and secretary.

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Section 7.02. The names of the officers who are to serve until the first election are:

<u>Name</u>	<u>Office</u>	<u>Address</u>
Patricia Wiencek	President	12510 Strathmore Loop Fort Myers, FL 33912
Andrew George	Vice President	12510 Strathmore Loop Fort Myers, FL 33912
Gaston Milot	Treasurer	13264 White Marsh Lane #8 Fort Myers, FL 33912
Marian Milot	Secretary	13264 White Marsh Lane #8 Fort Myers, FL 33912

Section 7.03. Officers of the Association shall be appointed 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 8.01. The affairs and business of this Association shall be managed and conducted by a Board of Directors consisting of not less than four (4) persons, with at least two (2) Directors being appointed by each of the members of the Association.

Section 8.02. The names and addresses of the initial Board of Directors and their terms of office are as follows:

<u>Name</u>	<u>Address</u>	<u>Term</u>
Patricia Wiencek	12510 Strathmore Loop Fort Myers, FL 33912	1 year
Andrew George	12510 Strathmore Loop Fort Myers, FL 33912	1 year
Gaston Milot	13264 White Marsh Lane #8 Fort Myers, FL 33912	1 year
Marian Milot	13264 White Marsh Lane #8 Fort Myers, FL 33912	1 year

Section 8.03. At the expiration of the term of each initial director his successor shall be appointed by the members of the Association to serve for a term of one year.

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Each Member shall appoint two (2) members of the Board of Directors. A director shall hold office until his successor has been appointed and qualified.

Section 8.04. Directors may be removed with or without cause, by a majority vote of the membership of the Association at any annual meeting or any special meeting duly called therefor.

Section 8.05. In the event of a vacancy on the Board of Directors by reason of death, resignation, or otherwise, the vacancy shall be filled by the member of the Association who appointed the Board Member who has vacated the Board by given written notice to the other members and the Board of Directors provided that, in the case of a vacancy caused by recall, the newly appointed replacement Board Member may not be the recalled Board Member. Notwithstanding the foregoing, if the vacancy occurs in the position of a director appointed or elected by the Developer (as defined in Article III) and the Developer retains the right to appoint or elect such director, then the Developer shall fill the vacancy as it sees fit. Furthermore, if a vacancy occurs in the position of a director elected by the members of the Association other than the Developer, then his replacement shall be appointed by the member who appointed the Board member who has vacated the Board of Directors by delivering written notice to the other member of the Association and the Board of Directors. Directors of the Association elected or appointed to fill vacancies shall hold office for the unexpired term of the director being replaced or until removed as provided in this Article VIII.

Section 8.06. Meetings of the Board of Directors and any committee thereof at which a quorum of the members of that committee are 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 Association member 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 a non-emergency Special Charge or special assessment, or at which amendment to rules regarding Condominium 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 the 14-day notice requirement shall be made by an affidavit executed by the secretary of the Association and filed among the official records of the Association. Upon notice to the Association members, the Board of Directors shall, by duly adopted rule, designate a specific location on the Condominium Property upon which all notices of meetings of the Board of Directors shall be posted. Notice of any meeting in which regular Assessments against Condominium 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. The term "Meeting of the Board of Administration" means any gathering

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of a quorum of the members of the Board of Directors, or other representative body responsible for administration of the Association, for the purpose of conducting Condominium business.

**ARTICLE IX
INDEMNIFICATION OF OFFICERS AND DIRECTORS**

All officers and directors of the Association shall be indemnified by the Association against all expenses and liabilities, including attorneys 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 of the Association against any liability asserted against them or incurred by them in their capacity as officers or directors of the Association, or arising out of their status as such.

**ARTICLE X
RIGHTS OF DEVELOPER**

The Developer of the Condominium shall have full right and authority, but shall not be obligated, to manage the affairs of the Association and Condominium, and shall have the exclusive right to remove and elect the Directors of the Association (who need not be members) until the following shall occur:

A. When all the Condominium Units that will be operated ultimately by the Association have been completed, some of them have been conveyed to purchasers, and none of the others are being offered for sale by the Developer in the ordinary course of business;

B. When some of the Condominium Units have been conveyed to purchasers and none of the others are being constructed or offered for sale by the Developer in the ordinary course of business;

C. Seven years after recordation of the Declaration of Condominiums;

D. When fifteen percent (15%) or more of the Condominium Units that will be operated ultimately by the Association and conveyed to Unit Owners other than the Developer, the Unit Owners of such Condominium Units shall be entitled to elect not less than one-third (1/3) of the Board of Directors;

E. Within three (3) years after fifty percent (50%), or within three (3) months after ninety percent (90%) of the Condominium Units that will be operated ultimately by the Association are conveyed to Unit Owners other than Developer, the Unit Owners of such Condominium Units shall be entitled to elect a majority of the Board of Directors; or

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F. The Developer shall be entitled to elect at least one (1) member of the Board of Directors as long as the Developer holds at least one (1) Condominium Unit for sale in the ordinary course of business.

ARTICLE XI BYLAWS

The Bylaws of the Association are to be made or approved by the Board of Directors initially and thereafter may only be amended, altered, modified or rescinded by the action or approval of the members of the Association, except that any such change of the Bylaws shall not affect the rights or interests of the Developer, or its successors or assigns, without the written consent of the Developer. 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 XII AMENDMENTS TO THESE ARTICLES

Section 12.01. Amendments to these Articles of Incorporation shall be adopted by a resolution adopted by a three-fourths (3/4) vote of the Board of Directors. As required by the Condominium Act, any amendments to these Articles of Incorporation shall identify on the first page thereof the instrument number of the public records where the Declaration of Condominium is recorded.

Section 12.02. No amendment shall make any change in the qualifications for membership in the Association without approval in writing of all members of the Association. Such an amendment shall also be subject to the written consent of all record holders of mortgages upon any Condominium Property and any Condominium Unit, and upon Condominium Property and other 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.

ARTICLE XIII VOTING

Section 13.01. At meetings of the Association, each Condominium Unit shall be entitled to the number of votes specified for that Unit in the Declaration of Condominium. In the event Units have been subdivided or combined as permitted in the Declaration of Condominium, the votes of any subdivided or combined Unit shall be equal to the pro rata ownership of the Common Elements (based on square footage) attributable to such Unit. 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.

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Section 13.02. Votes may be cast either in person, by proxy or by a voting trustee or trustees, each of whom may, but need not, be an officer or director of the Association, or affiliated with the Developer or its successors or assigns. If proxies are used at all for such purposes, only limited proxies shall be used for votes taken to waive or reduce reserves in accordance with Section 718.112(2)(f)2, 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 Condominium Unit Owners. 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 XIV DEADLOCK

Section 14.01. A "Deadlock" shall occur if (i) the Members (or the Directors) become unable to reach agreement on decisions related to material matters, and as to Members if such situation exists for more than thirty (30) days after the initial meeting at which the situation became apparent, or (ii) no quorum is present at two (2) consecutive duly noticed Members meetings.

Section 14.02. In the event of a Deadlock with respect to Directors, such dispute shall be presented to the Members for a decision. A Director may submit any matter for resolution by the Members upon notice to the other Directors and the Members of a special Members meeting for this purpose, which Members meeting shall not be scheduled absent consent of all Members, earlier than thirty (30) days from the date of said notice. In the event of a Deadlock involving Members, any Member by written notice to the others may initiate the following dispute resolution procedures. Any controversy or dispute arising out of or relating to a Deadlock, shall be settled, upon notice by an Member invoking the procedures set forth herein to the other Member(s), by binding arbitration in accordance with the Florida Arbitration Code (hereinafter "Arbitration Rules"). Such notice shall indicate the issue to be arbitrated and the decision the Member believes should be implemented. The parties shall have fifteen (15) days following the notice to agree upon an arbitrator. The controversy or claim shall be submitted to a single arbitrator (who must be an attorney licensed in Florida and certified as a Circuit Court Mediator by the Supreme Court of Florida) mutually agreed upon by the Members. The arbitration of such dispute will be held within fifteen (15) days after the selection of the arbitrator (the arbitrator shall select the location of the arbitration). If the Members cannot agree upon an arbitrator within such fifteen (15)

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day period, such an arbitrator shall be selected in accordance with the arbitration rules through a court of competent jurisdiction within Lee County, Florida. The Members may, but shall not be required to, submit to the arbitrator and the other Member(s) their position with respect to the issue to be decided prior to the arbitration proceeding. The arbitrator shall preside over a meeting of the Members or Members' representatives for up to eight hours, after which time, if the Members have not reached a decision as to the matter at issue, or agreed to extend the arbitration proceeding, the arbitrator shall decide the matter, and the arbitrator's decision will be final and binding on the Association and the Members, and judgment may be entered upon it in accordance with law in any court of competent jurisdiction. In the event of any arbitration between Members, each Member shall pay its own costs and expenses, including all reasonable attorneys' fees, court costs, and all other costs and expenses incurred by it, and each party shall pay one-half of the arbitrator's fees and costs. Notwithstanding anything herein to the contrary, if the dispute is a "dispute" as defined in F.S. 718.1255(1), it must be arbitrated in mandatory non-binding arbitration proceedings pursuant to F.S. 718.1255 prior to commencing litigation.

ARTICLE XV ADDITIONAL PROVISIONS

Section 15.01. No officer, director or member of the Association shall be personally liable for any debt or other obligation of the Association, except as provided in the Declaration of Condominium.

Section 15.02. 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 15.03. 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.

Section 15.04. Capitalized terms defined in these Articles shall have the meaning give to them in the Declaration of Condominium of 2420/22 Joe Avenue Condominium, Lee County, Florida.

ARTICLE XVI SEVERABILITY

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

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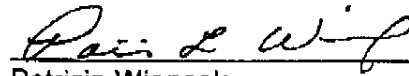
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IN WITNESS WHEREOF, the subscribing incorporator has hereunto set her hand and seal and caused these Articles of Incorporation to be executed, as of

1-17-, 2007.


Patricia Wiencek

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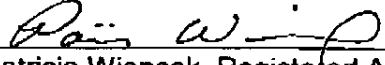
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ACCEPTANCE BY REGISTERED AGENT

The undersigned, having been designated as agent for service of process within the State of Florida upon 2420/22 Joe Avenue Condominium Association, Inc., at the place designated in Article VI of the foregoing Articles of Incorporation, does hereby accept the appointment, understand my duties as registered agent for such corporation, and agree to act in this capacity and to comply with the provisions of Chapter 48.091, Florida Statutes, relative to keeping open said office.


Patricia Wiencek, Registered Agent

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Date

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