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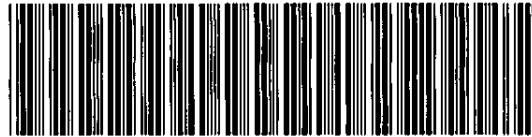
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DEPARTMENT OF STATE
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08 JAN 30 AM 11:36
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

APPROVED
AND
FILED

B. McKnight JAN 31 2008



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January 22, 2008

CORPORATION NAME (S) AND DOCUMENT NUMBER (S):

Wild Oak Bay Boulevard Association, Inc.

Filing Evidence

- ☒ Plain/Confirmation Copy
- ☐ Certified Copy

Retrieval Request

- ☐ Photocopy
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Type of Document

- ☐ Certificate of Status
- ☐ Certificate of Good Standing
- ☐ Articles Only
- ☐ All Charter Documents to Include Articles & Amendments
- ☐ Fictitious Name Certificate
- ☐ Other

NEW FILINGS	
	Profit
X	Non Profit
	Limited Liability
	Domestication
	Other

AMENDMENTS	
	Amendment
	Resignation of RA Officer/Director
	Change of Registered Agent
	Dissolution/Withdrawal
	Merger

OTHER FILINGS	
	Annual Reports
	Fictitious Name
	Name Reservation
	Reinstatement

REGISTRATION/QUALIFICATION	
	Foreign
	Limited Liability
	Reinstatement
	Trademark
	Other

**ARTICLES OF INCORPORATION
OF
WILD OAK BAY BOULEVARD ASSOCIATION, INC.
A Corporation Not for Profit**

APPROVED
AND
FILED
08 JAN 30 AM 11:36
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned hereby associate themselves for the purpose of forming a corporation not for profit under Chapter 617, Florida Statutes, and certify as follows:

ARTICLE I - NAME

The name of the corporation shall be "Wild Oak Bay Boulevard Association, Inc." For convenience the corporation shall be referred to herein as "WOBBBA" or "corporation."

ARTICLE II - PRINCIPLE OFFICE

The principle office shall be Wild Oak Bay Boulevard Association, Inc., 310 Pearl Avenue, Sarasota, Florida 34243. C/o Dellcor Management, Inc.

ARTICLE III - PURPOSE

3.1 **PURPOSE.** The purpose for which the corporation is organized is to provide an entity for the operation, maintenance and management of certain areas and property common to all Member Associations comprising the Wild Oak Bay community as described in the Bylaws.

3.2 **DISTRIBUTION OF INCOME:** WOBBBA shall make no distribution of income to its Member Condominium Associations, Directors, or Officers.

ARTICLE IV - POWERS

4.1 **COMMON LAW AND STATUTORY POWERS:** WOBBBA shall have all of the common law and statutory powers of a corporation not for profit, not in conflict with the terms of these Articles of Incorporation, or the WOBBBA Bylaws.

4.2 **SPECIFIC POWERS:** WOBBBA shall have all the powers and duties set forth in Florida Statutes, as amended from time to time, except as limited by these Articles of Incorporation and the Bylaws, and all of the powers and duties reasonably necessary to carry out the functions delegated to it by its Member Associations including the following:

.1 To make and collect regular and special assessments and other charges against the Member Corporations to defray the costs, expenses and losses of WOBBBA and to charge late fees and interest for late payment of assessments in accordance with the Bylaws and to use the proceeds of assessments and other charges in the exercise of its powers and duties.

.2 To maintain, repair, replace and operate the common properties within WOBBBA and other property acquired or leased by the corporation for use by its members.

.3 To purchase insurance upon WOBBA property and for its Officers and Directors for the protection of WOBBA and it's Member Associations and as otherwise required by law.

.4 To reconstruct improvements to the corporate property after casualty and to further improve such property. However any capital improvements not included in the annual budget and costing more than twenty thousand dollars (\$20,000) shall require approval by 75% or more of the voting interests of the Board.

.5 To adopt and amend reasonable regulations respecting the maintenance, conservation and use of the common properties including but not limited to roads.

.6 To enforce by legal means the provisions of these Articles, the WOBBA Bylaws and Rules and Regulations.

.7 To contract for the management of WOBBA and to delegate to such contractor all powers and duties of WOBBA, except as are specifically limited by its Articles of Incorporation or Bylaws or the Member Association Documents.

.8 To employ personnel for reasonable compensation to perform services required for the proper exercise of its powers and duties.

.9 To enter into agreements to acquire possession or use interests in lands or facilities within the Wild Oak Bay Community intended to provide for the enjoyment, recreation, or other use benefits of the Member Associations.

.10 To amend these Articles of Incorporation as provided for herein.

.11 To make contracts and incur liabilities, borrow money at such rates of interest as the corporation may determine, issue its notes, bonds, and other obligations, and secure any of its obligations by mortgage and pledge of all or any of its property, franchises, or income.

ARTICLE V – MEMBERS

The members of WOBBA shall consist of the following associations:

Villas 1, 2 and 3 at Wild Oak Bay, a Florida Condominium Association (96 Units);

Villas 4 at Wild Oak Bay, a Florida Condominium Association (64 Units);

Villas 5 at Wild Oak Bay, a Florida Condominium Association (16 Units);

Terraces 1 at Wild Oak Bay, a Florida Condominium Association (36 Units);

Terraces 2 at Wild Oak Bay, a Florida Condominium Association (48 Units);

Terraces 3 at Wild Oak Bay, a Florida Condominium Association (30 Units);

Terraces 4 at Wild Oak Bay, a Florida Condominium Association (36 Units);

Vistas 1 at Wild Oak Bay, a Florida Condominium Association (12 Units);
Vistas 2 at Wild Oak Bay, a Florida Condominium Association (22 Units);
The Enclave at Wild Oak Bay, a Florida Condominium Association (4 Units);
Vistas 4 at Wild Oak Bay, a Florida Condominium Association (22 Units);
Vistas 5 at Wild Oak Bay, a Florida Condominium Association (22 Units); and
Bayside Terraces at Wild Oak Bay, a Florida Condominium Association (52 Units); and
~~Wild Oak Bay Joint Venture (2 Units).~~

5.1 VOTING: Each Member Association shall have a voting interest equal to the number of units in their Association. The manner of exercising voting rights shall be as described in the Bylaws of WOBBA.

5.2 MEETINGS. The Bylaws shall provide for an annual meeting of members, and may make provision for special meetings of members other than the annual meeting.

ARTICLE VI – DIRECTORS

6.1 BOARD OF DIRECTORS: The affairs of WOBBA shall be managed by a Board of Directors consisting of fourteen (14) Directors, one from each Member Association. Directors shall be members of their respective Associations.

6.2 ELECTION OF DIRECTORS: Directors shall be selected by their respective Member Associations in whatever manner they so decide. Directors may be removed and vacancies filled by each respective Association in accordance with their own governing documents.

6.3 FIRST BOARD OF DIRECTORS: The first Board of Directors are the Presidents/Directors of each Member Association whose names and respective number of units are as follows:

Villas I, II, III – Art Thevenin, 96 units 3615 Quail Hollow, Bradenton, FL 34210
Villas IV – Mary Grande, 64 units 3402 Falcon Place, Bradenton, FL 34210
Villas V – Ed Babcock, 16 units 6304 Pelican Drive, Bradenton, FL 34210
Terraces 1 – Dave Davis, 36 units 3902 Mourning Dove Drive, Bradenton, FL 34210
Terraces 2 – Frank Gross, 48 units 3438 Wood Owl Circle, Bradenton, FL 34210
Terraces 3 – Velma Carter-Fulmer, 30 units 6472 Seagull Drive, Bradenton, FL 34210
Terraces 4 – Sharon Marosi, 36 units 3415 Wild Oak Bay Blvd, #425, Bradenton, FL 34210

Vista I – Bob Harder, 12 units 6430 Sun Eagle Lane #103, Bradenton, FL 34210

Vista II – Bill Burggraf, 22 units 6440 Mourning Dove Drive, #305, Bradenton, FL 34210

The Enclave – Shannon O'Connell, 4 units 6448 Mourning Dove Drive, Bradenton, FL 34210

Vista IV – Al Davis, 22 units 6460 Mourning Dove Drive, #301, Bradenton, FL 34210

Vista V – Jim McDonald, 22 units 6470 Mourning Dove Drive, #301, Bradenton, FL 34210

Bayside Terraces- Ron Rezel, 52 units 3420 Wild Oak Bay, #119, Bradenton, FL 34210

~~Wild Oak Bay Joint Venture, 2 units.~~

These Directors shall serve until their successors are selected by their respective Condominium Associations and WOBBA is so notified in writing.

ARTICLE VII - OFFICERS

7.1 OFFICERS: The affairs of WOBBA shall be administered by the officers designated in the Bylaws, which shall be a President, Vice President Secretary, Treasurer and such other officers as may from time to time be created by the Board of Directors. The officers shall be elected by the Board of Directors at its first meeting after April 1 each year following the annual meeting of the members and shall serve at the pleasure of the Board. The Bylaws may provide for the removal from office of officers, for filling vacancies, and for the duties of the officers.

7.2 INITIAL OFFICERS: The names and addresses of the Officers who shall serve until their successors are designated by the Board of Directors are as follows:

President – Ron Rezel; 3420 Wild Oak Bay, #119, Bradenton, FL 34210
Vice President – Dave Davis 3902 Mourning Dove Drive, Bradenton, FL 34210
Secretary – Art Thevenin 3615 Quail Hollow, Bradenton, FL 34210
Treasurer – Al Davis 6460 Mourning Dove Drive, #505, Bradenton, FL 34210

ARTICLE VIII - INDEMNIFICATION

8.1 INDEMNIFICATION: Every Director and Every Officer of WOBBA shall be indemnified by WOBBA against all expenses and liabilities, including legal fees, reasonably incurred by, or imposed upon him in connection with any proceeding or the settlement of any proceeding to which he may be a party, or in which he may become involved by reason of his being or having been a Director or Officer of WOBBA, whether or not he is a Director or Officer at the time such expenses are incurred, except when the Director or Officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided that in the event of a settlement, the indemnification shall apply only when the Board of Directors approves such settlement and reimbursement as being for the best interest of WOBBA. The foregoing indemnification shall be in addition to and not exclusive of all other rights to which such Director or Officer may be entitled.

8.2 **INSURANCE:** The Board of Directors of WOBBA shall purchase liability insurance to insure all Directors, Officers or agents, past and present, against all expenses and liabilities as set forth above. The premiums for such insurance shall be paid by the Member Associations as part of the common costs.

ARTICLE IX - BYLAWS

9.1 **BYLAWS:** The first Bylaws of WOBBA shall be adopted by the Board of Directors, and may be amended or rescinded by a majority of the voting interest of the Board of Directors, except as otherwise may be provided by the Bylaws.

ARTICLE X - AMENDMENTS

10.1 **AMENDMENTS:** Amendments to these Articles of Incorporation shall be proposed and adopted in the following manner:

(a) Notice of the subject matter or proposed Amendment shall be included in the notice of any meeting at which a proposed Amendment is considered.

(b) A Resolution for the adoption of a proposed Amendment may be proposed by the Board of Directors or any Member Association. Except as elsewhere provided, the proposed Amendment must be approved by Seventy Five percent (75%) of the voting interest of the Board of Directors. In the alternative an Amendment may be made by an agreement signed and acknowledged by all Member Associations.

10.2 **LIMITATION ON AMENDMENTS:** No Amendment shall make any changes in either the membership or the voting rights thereof without the approval in writing by all Member Associations. No Amendment shall be made which is in conflict with the Florida Statutes.

10.3 **CERTIFICATION:** A copy of each Amendment shall be certified by the Secretary of State and recorded in the Public Records of Manatee County, Florida.

ARTICLE XI - EXISTENCE

11.1 The term of the corporation shall be perpetual

ARTICLE XII - INITIAL REGISTERED AGENT

12.1 The initial registered agent is: DELLCOR MANAGEMENT, Inc.
310 Pearl Avenue
Sarasota, Florida 34243

ARTICLE XIII - INCORPORATORS

13.1 The incorporators of WOBBA, inc. are as follows:

Villas 1, 2, and 3 of Wild Oak Bay, a Florida Condominium Association - Art Thevenin, President;

Villas 4 of Wild Oak Bay, a Florida Condominium Association – Mary Grande, Treasurer

Villas 5 of Wild Oak Bay, a Florida Condominium Association – Ed Babcock, President

Terraces 1 of Wild Oak Bay, a Florida Condominium Association – Dave Davis, President

Terraces 2 of Wild Oak Bay, a Florida Condominium Association – Frank Gross, Vice President

Terraces 3 of Wild Oak Bay, a Florida Condominium Association – Velma Carter-Fulmer, President

Terraces 4 of Wild Oak Bay, a Florida Condominium Association – Sharon Marosi, President

Vistas 1 of Wild Oak Bay, a Florida Condominium Association – Bob Harder, President

Vistas 2 of Wild Oak Bay, a Florida Condominium Association – Bill Burggraf, President

The Enclave of Wild Oak Bay, a Florida Condominium Association – Shannon O'Connell, President

Vistas 4 of Wild Oak Bay, a Florida Condominium Association – Al Davis, President

Vistas 5 of Wild Oak Bay, a Florida Condominium Association – Jim McDonald, President

Bayside Terraces of Wild Oak Bay, a Florida Condominium Association – Ron Rezel, Vice President

~~Wild Oak Bay Joint Venture - _____, President~~

IN WITNESS WHEREOF, the subscribers have hereunto affixed their signatures this 20th day of December, 2007

Ed Babcock

Villas 1, 2, and 3 President

Mary Brande

Villas 4 Treasurer

Ed Babcock

Villas 5 President

Dave Davis

Terraces 1 President

F. W. Gross

Terraces 2 Vice President

Velma Carter-Fulmer

Terraces 3 President

Sharon Marosi

Terraces 4 President

Bob Harder

Vistas 1 President

Bill Burggraf

Vistas 2 President

Shannon O'Connell

The Enclave President

[Signature]
Vistas 4 President

[Signature]
Bayside Terraces Vice President

[Signature]
Vistas 5 President

XXXXXX
Wild Oak Bay Joint Venture, President

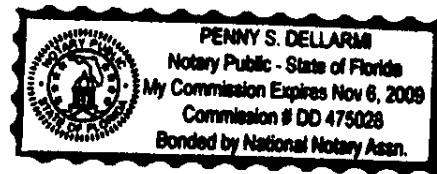
STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 28th day of December, 2007 by Art Thevenin, Mary Grande, Ed Babcock, Dave Davis, Frank Gross, Velma Carter-Fulmer, Sharon Marosi, Bob Harder, Bill Burggraf, Shannon O'Connell, Al Davis, Jim McDonald, Ron Rezel and XXXXXX

All personally known
to me.

[Signature]
Notary Public
My Commission Expires: Nov. 6, 2009

SAR_DB: 147368_1



Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.

[Signature] DELLCOR MGMT. INC.
Signature/Registered Agent

1-17-08
Date

APPROVED
AND
FILED

08 JAN 30 AM 11:36

SECRETARY OF STATE
TALLAHASSEE, FLORIDA