

No 8000001530

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP ☐ WAIT ☐ MAIL

(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



000117741060

02/14/08--01012--003 **260.00

FILED
2008 FEB 14 AM 11:08
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

C.S. 2-15

COVER LETTER

TO: Registration Section
Division of Corporations

SUBJECT: NSB AIRPORT INDUSTRIAL CONDOMINIUM ASSOCIATION, INC.
(Name of ~~Limited Liability Company~~ C-Corporation)

✓ The enclosed Articles of Incorporation and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Robert M. Croasmun
(Name of Person)

(Firm/Company)

2494 TOMOKA FARMS RD. PO BOX 291367
(Address)

Port Orange, FL 32129-1367
(City/State and Zip Code)

For further information concerning this matter, please call:

Robert M. Croasmun at (386) 679 0607
(Name of Person) (Area Code & Daytime Telephone Number)

Enclosed is a check for the following amount:

- ☐ \$125.00 Filing Fee ☒ \$130.00 Filing Fee & Certificate of Status ☐ \$155.00 Filing Fee & Certified Copy (additional copy is enclosed) ☐ \$160.00 Filing Fee, Certificate of Status & Certified Copy (additional copy is enclosed)

Mailing Address
Registration Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street/Courier Address
Registration Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

FILED

**ARTICLES OF INCORPORATION
OF
NSB AIRPORT INDUSTRIAL CONDOMINIUM ASSOCIATION, INC.**

2008 FEB 14 AM 11:08

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned hereby associates for the purpose of forming a corporation not-for-profit under the laws of the State of Florida, pursuant to Florida Statutes Chapter 617, and hereby certify as follows:

ARTICLE I

The name of this corporation shall be NSB AIRPORT INDUSTRIAL CONDOMINIUM ASSOCIATION, INC., whose principal office and mailing address are located at P.O. Box 291367, Port Orange, Florida 32129-1367.

2494 Tomoka
Farms Road
Port Orange, FL. 32129-
1367

ARTICLE II

The general purpose of this corporation not-for-profit shall be as follows:

A. To be the "Association" (as defined in The Condominium Act of the State of Florida, Florida Statutes Chapter 718, and the Declaration of Condominium for NSB Airport Industrial Condominium, for the operation of the Condominium known as NSB Airport Industrial Condominium, located along the southwest side of Industrial Drive, at the New Smyrna Beach Municipal Airport in Volusia County, Florida, to be created pursuant to the provisions of The Condominium Act, and as such Association to operate and administer the Condominium and to carry out the functions and duties of the Condominium as set forth in the Declaration of Condominium as set forth in the

Declaration of Condominium establishing the Condominium and the exhibits attached thereto.

B. The Association shall operate, maintain, and manage the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District permit no. 42-127-112890-1 requirements and applicable District rules, and shall assist in the enforcement of the Declaration of Condominium which relate to the surface water or stormwater management system. The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the Surface Water or Stormwater Management System.

ARTICLE III

All persons who are Owners of Condominium Units within the Condominium shall automatically be members of this corporation. Such membership shall automatically terminate when such person is no longer an Owner of a Condominium Unit. Membership in the corporation shall be limited to such Condominium Unit Owners.

Subject to the foregoing, admission to and termination of membership shall be governed by the Declaration of Condominium that shall be recorded for the Condominium among the Public Records of Volusia County, Florida. In the event of termination, dissolution or liquidation of the Association, the responsibility for the operation and maintenance of the surface water and stormwater management system must be transferred

to and accepted by an entity which complies with Section 40C-42.027, F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

ARTICLE IV

Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. This corporation shall have perpetual existence.

ARTICLE V

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

<u>Name</u>	<u>Address</u>
Robert M. Croasmun	P.O. Box 291367 Port Orange, Florida 32129-1367

ARTICLE VI

Section 1

The affairs of the corporation shall be managed and governed by a Board of Directors composed of not less than three (3) nor more than the number specified in the Bylaws. The Directors, subsequent to the first Board of Directors, shall be elected at the annual meeting of the membership, for a term of one year or until their successors shall be elected and shall qualify. Provisions for such election, and provisions for the removal,

disqualification and resignation of Directors and for filling vacancies on the Board of Directors shall be established by the Bylaws.

Section 2

The principal officers of the corporation shall be the President, Secretary and Treasurer who shall be elected from time to time and in the manner set forth in the Bylaws. The Secretary and Treasurer may be combined and the position may be held by one person.

ARTICLE VII

The names of the officers who are to serve until the first election of officers, pursuant to the terms of the Declaration of Condominium and the Bylaws, are as follows:

Robert M. Croasmun

President

Richard Henrickson

Secretary/Treasurer

ARTICLE VIII

The following persons shall constitute the first Board of Directors and shall serve until the first election of the Board of Directors at the first regular meeting of the membership:

Robert M. Croasmun

P.O. Box 291367
Port Orange, Florida 32129-1367

Richard Henrickson

880 W. Wisconsin Avenue
Orange City, Florida 32763

Brenda E. Sullivan

880 W. Wisconsin Avenue
Orange City, Florida 32763

ARTICLE IX

The Bylaws of the corporation shall initially be made and adopted by its first Board of Directors. Prior to the time the real property and improvements have been submitted to condominium ownership by recording the Declaration of Condominium, said first Board of Directors shall have full power to amend, alter, rescind or modify said Bylaws by a majority vote. After the real property and improvements have been submitted to condominium ownership by recording the Declaration of Condominium, the Bylaws may be amended, altered, modified or supplemented by a vote as set forth therein.

ARTICLE X

These Articles of Incorporation may be amended from time to time by a 25% vote of the members of the corporation provided said vote is taken at a regular or special meeting of the corporation after proper notice of said meeting has been duly given.

ARTICLE XI

This corporation shall have the following powers:

A. All common law powers and all statutory powers set forth in Florida Statutes Chapter 617 or its successor, together with all the powers set forth in The Condominium Act

of the State of Florida and all powers granted to it by the Declaration of Condominium with exhibits attached thereto, including the power to contract for the management of the Condominium.

B. The power to administer and to enforce the provisions of these Articles, the By-Laws and the Declaration of Condominium and all powers reasonably necessary to carry out the responsibilities and duties conferred upon it by these Articles, the By-Laws and the Declaration of Condominium, as amended and supplemented from time to time, including but not limited to, the power to levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water and stormwater management system and any conservation easement areas. Such assessments shall be used for maintenance and repair of the surface water and stormwater management systems and any conservation easement areas, including, but not limited to, work within retention areas, drainage structures and drainage easements.

ARTICLE XII

This corporation shall not issue shares of stock and no dividend and no part of the income of the corporation shall be distributed to its members, directors or officers. Excess receipts over disbursements, if any, shall be applied against future expenses and reserves as appropriate. The corporation may compensate in a reasonable manner its members, directors or officers for services rendered, may confer benefits upon its members in

conformity with its general purposes and upon dissolution or final liquidation may make distribution to its members as is permitted by the Court having jurisdiction thereof and no payment, benefit or distribution shall be deemed to be a dividend or distribution of income.

ARTICLE XIII

The street address of the initial registered office of this corporation is 2494 Tomoka Farms Road, Port Orange, Florida 32129, ⁻¹³⁶⁷ and the name of the initial registered agent of this corporation at that address is Robert M. Croasmun.

IN WITNESS WHEREOF, the subscriber hereto has set his hands and seals this

12 day of February, 2008.

 [SEAL]
ROBERT CROASMUN

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 12th day of February, 2008, by Robert Croasmun, who is ☒ personally known to me or who has ☐ produced _____ as identification.

Notary Public
Title or Rank

Commission Number




Notary Signature

Notary Name Printed

ACCEPTANCE BY REGISTERED AGENT

THE UNDERSIGNED, having been named to accept service of process for the above-stated corporation, at the place designated in the foregoing Articles of Incorporation, hereby accepts to act in this capacity and agrees to comply with the provisions of Section 48.091, Florida Statutes, and all other provisions thereof, relative to keeping open said office.


Robert M. Croasmun

FILED

2008 FEB 14 AM 11:08

SECRETARY OF STATE
TALLAHASSEE, FLORIDA