

N/1000000/989

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP

WAIT

MAIL

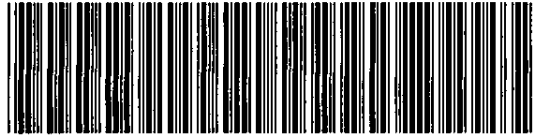
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



400168454774

02/25/10--01031--014 **70.00

FILED
10 FEB 25 PM 12:28
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

EP 2/26/10

LAW OFFICES
MICHAEL R. BASS, P.A.
600 SOUTH ANDREWS AVENUE - 6TH FLOOR
FORT LAUDERDALE, FLORIDA 33301
(954) 467-8801 FAX: (954) 467-8806

February 22, 2010

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

Re: Coastal Winds Condominium Association, Inc.

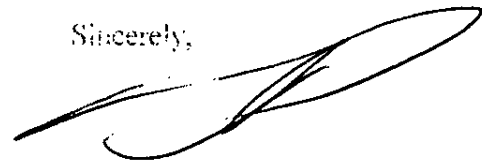
Ladies/Gentlemen:

Enclosed is the original and one (1) copy of the Articles of Incorporation for the above-referenced corporation, together with our check in the amount of \$70.00 representing the filing fee thereon.

Please file the original Articles and return a copy to our office in the self-addressed, postage-paid envelope provided.

Thank you for your cooperation and assistance in this matter.

Sincerely,


MICHAEL R. BASS

MRB/rm
Enclosures

ARTICLES OF INCORPORATION
FOR
COASTAL WINDS CONDOMINIUM ASSOCIATION, INC.

FILED
10 FEB 25 PM 12:28
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned incorporator, for the purpose of forming a not-for-profit corporation under the laws of the State of Florida, hereby adopts the following Articles of Incorporation:

ARTICLE 1
NAME AND ADDRESS

The name of the corporation shall be COASTAL WINDS CONDOMINIUM ASSOCIATION, INC. The principal address of the corporation is 801 N. Riverside Drive, Pompano Beach, Florida 33062. For convenience, the corporation shall be referred to in this instrument as the "Association," the Declaration of Condominium as the "Declaration," these Articles of Incorporation as the "Articles," and the Bylaws of the Association as the "Bylaws."

ARTICLE 2
PURPOSE

The purpose for which the Association is organized is to provide an entity under the Florida Condominium Act (the "Act") for the operation of that certain condominium located in Broward County, Florida, and known as COASTAL WINDS, A CONDOMINIUM.

ARTICLE 3
DEFINITIONS

The terms used in these Articles shall have the same definitions and meanings as those set forth in the Declaration of the Condominium recorded in the Public Records of Broward County, Florida at Official Records Book 2767, Page 862, and any amendments thereto, unless herein provided to the contrary or unless the context otherwise requires.

ARTICLE 4
POWERS

The powers of the Association shall include and be governed by the following:

4.1 General. The Association shall have all of the common-law and statutory powers of a not-for-profit corporation under the laws of Florida that are not in conflict with the provisions of these Articles, the Declaration, the Bylaws, or the Act.

4.2 Enumeration. The Association shall have the powers and duties set forth in the Act except as limited by these Articles, the Bylaws, and the Declaration (to the extent that they are not in conflict with the Act) and all of the powers and duties reasonably necessary to operate the Condominium under the Declaration and as more particularly described in the Bylaws, as they may be amended from time to time, including, but not limited to, the following:

(a) To make and collect assessments and other charges against members as apartment owners, and to use the proceeds thereof in the exercise of its powers and duties.

(b) To maintain, repair, replace, reconstruct, add to, and operate the condominium property, and other property acquired by the Association.

(c) To purchase insurance upon the condominium property and insurance for the protection of the Association, its officers and Directors.

(d) To make and amend reasonable rules and regulations for the maintenance, conservation, and use of the condominium property and for the health, comfort, safety, and welfare of the apartment owners.

(e) To approve or disapprove the leasing, transfer of ownership and occupancy to the extent authorized by the Declaration and/or Bylaws.

(f) To enforce by legal means the provisions of the Act, the Declaration, these Articles, the Bylaws, and the Rules and Regulations for the use of the condominium property.

(g) To contract for the management and maintenance of the condominium property and to authorize a management agent to assist the Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of assessments, preparation of records, enforcement of rules, and maintenance, repair, and replacement of the common elements using funds made available by the Association. The Association and its Officers shall, however, retain at all times the powers and duties granted by the Condominium Act, including, but not limited to, the levy of assessments, promulgation of rules, and execution of contracts on behalf of the Association.

(h) To employ personnel to perform the services required for the proper operation, maintenance, conservation, and use of the Condominium.

(i) To borrow money, pledge the assets of the Association as security for borrowed funds, and execute evidence of indebtedness.

4.3 Condominium Property. All funds and the title to all properties acquired by the Association and their proceeds shall be held for the benefit and use of the members in accordance with the provisions of the Declaration, these Articles, and the Bylaws.

4.4 Distribution of Income: Dissolution. The Association shall make no distribution of income to its members, Directors, or Officers. However, the assets of the corporation may be distributed to its members in connection with the termination of the Condominium and the dissolution of the Association as provided by the Declaration or, if not in the Declaration as provided by the Act.

4.5 Limitation. The powers of the Association shall be subject to and shall be exercised in accordance with the provisions hereof and of the Declaration, the Bylaws, and the Act, provided that, in the event of conflict, the provisions of the Act shall control over those of the Declaration and Bylaws.

ARTICLE 5 MEMBERS

5.1 Membership. The members of the Association shall consist of all of the record title owners of apartments in the Condominium from time to time and after termination of the Condominium, shall also consist of those who were members at the time of such termination and their successors and assigns. New members shall deliver a certified copy of the recorded deed or other instrument of acquisition of title to the Association.

5.2 Assignment. The share of a member in the funds and assets of the Association cannot be assigned, hypothecated, or transferred in any manner except as an appurtenance to the apartment for which that share is held.

5.3 Voting. On all matters on which the membership shall be entitled to vote, there shall be only one vote for each apartment, which vote shall be exercised or cast in the manner provided by the Declaration and Bylaws. Any person or entity owning more than one apartment shall be entitled to one vote for each apartment owned.

5.4 Meetings. The Bylaws shall provide for an annual meeting of members, and may provide for regular and special meetings of members other than the annual meeting.

ARTICLE 6 TERM OF EXISTENCE

The Association shall have perpetual existence.

ARTICLE 7 INCORPORATOR

The name and address of the Incorporator of this Corporation is Frank Christiano, whose address is Corporation is 801 N. Riverside Dr., Pompano Beach, Florida 33062.

ARTICLE 8 OFFICERS

The affairs of the Association shall be administered by the Officers holding the offices designated in the Bylaws. The officers shall be elected by the Board of Directors of the Association at its first meeting following the annual meeting of the members of the Association and shall serve at the pleasure of the Board of Directors. The Bylaws may provide for the removal from office of Officers, for filling vacancies, and for the duties and qualifications of the

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: Frank Christiano
801 N. Riverside Dr., #8B
Pompano Beach, FL 33062

Vice President: Maureen Copithorne
801 N. Riverside Dr., #8A
Pompano Beach, FL 33062

Treasurer: Mary Lou Breslin
801 North Riverside Dr., #7B
Pompano Beach, FL 33062

Secretary: Norma Olivier
801 N. Riverside Dr., #7C
Pompano Beach, FL 33062

ARTICLE 9 DIRECTORS

9.1 Number and Qualification. The property, business, and affairs of the Association shall be managed by a Board consisting of the number of directors determined in the manner provided by the Bylaws.

9.2 Duties and Powers. All of the duties and powers of the Association existing under the Act, the Declaration, these Articles, and the Bylaws shall be exercised exclusively by the Board of Directors, its agents, contractors, or employees, subject only to approval by apartment owners when such approval is specifically required.

9.3 Election; Removal. Directors of the Association shall be elected at the annual meeting of the members in the manner determined by and subject to the qualifications set forth in the Bylaws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the Bylaws or the Act.

9.4 Directors. The names and addresses of the members of the Board of Directors who shall hold office until their successors are elected and have taken office, as provided in the Bylaws, are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Frank Christiano	801 N. Riverside Dr., #8B Pompano Beach, FL 33062

Maureen Copithorne	801 N. Riverside Dr., #8A Pompano Beach, FL 33062
Mary Lou Breslin	801 North Riverside Dr., #7B Pompano Beach, FL 33062
Norma Olivier	801 N. Riverside Dr., #7C Pompano Beach, FL 33062
Ida Eleck	801 N. Riverside Dr., #8C Pompano Beach, FL 33062

ARTICLE 10 INDEMNIFICATION

10.1 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/her in connection with any proceeding to which he/she may be a party, or in which he/she may become involved by reason of his/her being or having been a Director or Officer of the Association, or any settlement thereof, 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, the indemnification herein shall apply only when the Board of Directors approves such settlement and reimbursement as being in the best interests of the Association. The foregoing rights of indemnification shall be in addition to and not exclusive of all other rights to which such Director or Officer may be entitled.

10.2 Insurance. The Association shall have the power to purchase and maintain insurance on behalf of any person who is or was a Director, Officer, Committee Member, employee, or agent of the Association, against any liability asserted against him or her and incurred by him or her in any such capacity, or arising out of his or her status as such, whether or not the Association would have the power to indemnify him or her against such liability under the provisions of this Article.

ARTICLE 11 BYLAWS

The Bylaws of the Association shall be those set forth in the Bylaws of the Condominium recorded in the Public Records of Broward County, Florida at Official Records Book 2767, Page 887, and any amendments thereto.

ARTICLE 12 AMENDMENTS

Amendments to these Articles shall be proposed and adopted in the following manner:

12.1 Notice. Notice of a proposed amendment shall be included in the notice of any meeting at which the proposed amendment is to be considered and shall be otherwise given in the time and manner provided in Chapter 617, Florida Statutes. Such notice shall contain the proposed amendment or a summary of the changes to be affected thereby.

12.2 Adoption. Amendments shall be proposed and adopted in the manner provided in Chapter 617, Florida Statutes and in the Act (the latter to control over the former to the extent provided for in the Act).

12.3 Limitation. No amendment shall be made that is in conflict with the Act, the Declaration, or the Bylaws.

12.4 Recording. A copy of each amendment shall be filed with the Secretary of State under the provisions of applicable Florida law, and a copy shall be recorded in the public records of Broward County, Florida.

ARTICLE 13

INITIAL REGISTERED OFFICE, ADDRESS AND NAME OF REGISTERED AGENT

The initial registered office of this Corporation shall be at 600 S. Andrews Avenue, 6th Floor, Ft. Lauderdale, Florida 33301, with the privilege of having its office and branch offices at other places within or without the State of Florida. The initial registered agent of the Corporation shall be Michael R. Bass, Esq.

IN WITNESS WHEREOF, the Incorporator has affixed his signature the day and year set forth below.



Print Name: Frank Christiano

STATE OF FLORIDA

)

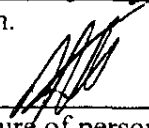
) SS.

COUNTY OF BROWARD

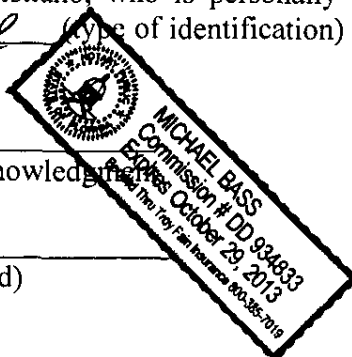
)

FILED
10 FEB 25 PM 12:28
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The foregoing instrument was acknowledged before me on the 19 day of February, 2010 by Frank Christiano, who is personally known to me or who has produced driver's license (type of identification) and who did/ did not take an oath.


Signature of person taking acknowledgment

(name typed, printed or stamped)
Commission expires:



CERTIFICATE DESIGNATING PLACE OF BUSINESS
OR DOMICILE FOR
THE SERVICE OF PROCESS WITHIN THIS STATE, NAMEING AGENT
UPON WHOM PROCESS MAY BE SERVED

In compliance with the laws of Florida, the following is submitted:

That desiring to organize under the laws of the State of Florida with its principal office as indicated in the foregoing Articles of Incorporation, in the County of Broward, State of Florida, the corporation named in those Articles has named Michael R. Bass, Esq., whose address is 600 S. Andrews Avenue, 6th Floor, Ft. Lauderdale, Florida 33301, as its statutory registered agent.

Having been named the statutory agent of the corporation at the place designated in this certificate, I hereby accept the same and agree to act in this capacity and agree to comply with the provisions of Florida law relative to keeping the registered office open.



REGISTERED AGENT

Dated: 2-19-10

FILED
10 FEB 25 PM 12:28
SECRETARY OF STATE
TALLAHASSEE, FLORIDA