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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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AND  
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VH  
2010-37901

## COVER LETTER

Department of State  
Division of Corporations  
P. O. Box 6327  
Tallahassee, FL 32314

**SUBJECT:** ARBOR PLACE CONDOMINIUM PHASE II ASSOCIATION, INC  
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one (1) copy of the Articles of Incorporation and a check for :

☐ \$70.00  
Filing Fee

☒ \$78.75  
Filing Fee &  
Certificate of  
Status

☐ \$78.75  
Filing Fee  
& Certified Copy

☐ \$87.50  
Filing Fee,  
Certified Copy  
& Certificate

**ADDITIONAL COPY REQUIRED**

**FROM:** MATTHEW J. MONAGHAN, ESQUIRE  
Name (Printed or typed)

96 WILLARD ST., STE. 302  
Address

COCOA, FL 32922  
City, State & Zip

321-639-1320 EXT 110  
Daytime Telephone number

kbcdma@cfl.rr.com  
E-mail address: (to be used for future annual report notification)

**NOTE: Please provide the original and one copy of the articles.**



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

August 11, 2010

MATTHEW J. MONAGHAN, ESQ.  
96 WILLARD ST., STE 302  
COCOA, FL 32922

SUBJECT: ARBOR PLACE CONDOMINIUM PHASE II ASSOCIATION, INC.  
Ref. Number: W10000037901

We have received your document for ARBOR PLACE CONDOMINIUM PHASE II ASSOCIATION, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

Section 607.0120(6)(b), or 617.0120(6)(b), Florida Statutes, requires that articles of incorporation be executed by an incorporator.

Please return the corrected original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6962.

Valerie Herring  
Regulatory Specialist II  
New Filing Section

Letter Number: 710A00019345

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AND  
FILED

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION**  
of  
**ARBOR PLACE CONDOMINIUM PHASE II ASSOCIATION, INC.**  
**A Not-for-Profit Corporation**

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

**ARTICLE I**  
**NAME**

The name of this corporation shall be **ARBOR PLACE CONDOMINIUM PHASE II ASSOCIATION, INC.** ("Association"). The terms contained in these Articles of Incorporation shall have the same meaning as set forth in the Declaration unless otherwise defined herein.

**ARTICLE II**  
**PURPOSES**

The purposes for which this Association is formed are as follows:

A. To form an "Association" as defined in Chapter 718, Florida Statutes, ("Condominium Act"), and, as such, to operate, maintain, repair, improve, reconstruct and administer the Condominium Property of, and to perform the acts and duties necessary and desirable for the management of the Units and Common Elements in **ARBOR PLACE CONDOMINIUM PHASE II** (the "Condominium"); and to own, operate, lease, sell and trade property, whether real or personal, including Units in the Condominium, as may be necessary or convenient in the administration of the Condominium Property.

B. To carry out the duties and obligations and receive the Association by the Declaration of Condominium ("Declaration") of each Unit.

C. To establish by-laws for the operation of the Condominium Property ("By-Laws"), provide for the administration of the Association and rules and regulations for governing the same, and enforce the provisions of the Condominium Act, the Declarations, these Articles of Incorporation and By-Laws.

D. The Association shall have all of the common law and statutory powers provided under the laws of the State of Florida, and those powers provided by the Condominium Act, the Declarations, these Articles and the By-Laws of the Association.

**ARTICLE III**  
**MEMBERS**

A. All Unit Owners in the Condominium shall automatically be members of the Association and membership shall automatically terminate when title to their Unit is conveyed. If a member conveys title to his Unit under the provisions of the Declaration, the new Unit Owner shall automatically acquire membership in the Association. Membership certificates are not required and will not be issued.

B. Each Unit shall have a vote equal to its percentage of ownership of the Common Elements in all elections of the Association. An individual, corporation or other entity owning an interest in more than one Unit may be designated as the voting Member for each Unit in which he or it owns an interest.

C. 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 his unit. No part of the income of the Association shall be distributed to its Members, directors or officers.

#### ARTICLE IV EXISTENCE

This Association shall have perpetual existence. In the event that the Association is dissolved, portions of the Common Elements which consist of the surface water management system shall remain under the control of the Association. In the event that acceptance of such dedication is refused, such portion of the Common elements shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization, to be devoted to surface water management purposes.

#### ARTICLE V INCORPORATORS

The names and street addresses of the incorporator to those Articles of Incorporation are as follows:

Name	Address
Dr. Andrew Tobkes	1009 Harvin Way, Ste. 100 Rockledge, FL 32955

#### ARTICLE VI DIRECTORS

A. The affairs and property of the Association shall be managed and governed by a Board of Directors composed of not less than three (3) persons ("Directors"). The first Board of Directors shall have three (3) members and, in the future, the number shall be determined from time to time in accordance with the Association's By-Laws.

B. The Directors named in Article VII shall serve until the first election of a director or directors as provided in the By-Laws and any vacancies in their number occurring before the first election shall be filled by the remaining Directors. Thereafter, Directors shall be elected by the Members in accordance with the By-Laws at the regular annual meetings of the membership of the Association. Directors shall be elected to serve for a term of one (1) year and, in the event of a vacancy, the remaining Directors may appoint a Director to serve the balance of said unexpired term.

C. All officers shall be elected by the Board of Directors in accordance with the By-Laws at the regular annual meeting of the Board as established by the By-Laws. The Board of Directors shall elect from among the Members a President, Vice President, Secretary, Treasurer and such other officers as it shall deem desirable. The President shall be elected from among the membership of the Board, of Administration but no other officer need be a Director.

## ARTICLE VII FIRST BOARD OF DIRECTORS

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:

<u>Name</u>	<u>Address</u>
Dr. Andrew Tobkes	1009 Harvin Way, Ste. 100 Rockledge, FL 32955
Valerie Tobkes	1009 Harvin Way, Ste. 100 Rockledge, FL 32955
Michael Selig	200 Willard St. Cocoa, FL 32922
Keith Brockhouse	590 Solutions Way, Ste. 100 Rockledge, FL 32955

## ARTICLE VIII OFFICERS

Subject to the direction of the Board of Directors, the affairs of the Association shall be administered by officers who shall be elected by and serve at the pleasure of said Board of Directors. The following persons shall constitute the initial officers of the Association and they shall continue to serve as such officers until removed by the Board of Directors:

<u>Name</u>	<u>Office</u>
Dr. Andrew Tobkes	President

Valerie Tobkes

VicePresident

Keith Brockhouse

Secretary/Treasurer

#### ARTICLE IX BY-LAWS

A. The By-Laws of this Association shall be adopted by the Board of Directors and attached to the Declaration to be filed among the Public Records of Brevard County, Florida. The By-Laws may be amended by the Members in the manner provided in said By-Laws.

B. No amendment to the By-Laws shall be passed which would change the rights and privileges of the developer referred to in the Declaration, and the Exhibits attached thereto, without the Developer's written approval.

C. No amendment to the By-Laws shall be passed which would operate to impair or prejudice the rights or liabilities of any mortgagee.

#### ARTICLE X AMENDMENTS

A. Proposals for amendments to these Articles of Incorporation which do not conflict with the Condominium Act or the Declaration may be made by ten percent (10%) of the members. Such proposals shall be in writing and shall be delivered to the President who shall thereupon call a special meeting of the members not less than fourteen(14) days nor more than sixty (60) days following his receipt of the proposed amendment. Should the President fail to call such special meeting, the members may, in lieu thereof, call a special meeting. Such request shall state the purpose or purposes of the proposed amendment(s). Notice of such special meeting shall be given and posted in the manner provided in the By -Laws. An affirmative vote of a majority of the votes of the members shall be required for approval of the proposed amendment or amendments.

B. Any member may waive any or all of the requirements of this Article as to the submission of proposed amendments to these Articles of Incorporation to the President or notice of special meetings to vote thereon, either before, at or after a membership meeting at which a vote is taken to amend these Articles.

C. Notwithstanding anything herein to the contrary, these Articles may be amended only by the Developer of the Condominium during such time as the Developer shall be in control of the Association; provided, further, that the Developer may amend these Articles consistent with the provisions of the Declaration allowing certain amendments to be effected by the Developer alone.

## ARTICLE XI INDEMNIFICATION

Every Director and 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, in connection with any proceedings or any settlement thereof, 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 the Association, whether or not he 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 duties; provided, that all settlements must be approved by the Board of Directors as being in the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or officer may be entitled.

## ARTICLE XII ADDRESS

The principal address of the Association shall be 1009 Harvin Way, Rockledge, Florida 32955, or at such other place as may be subsequently designated by the Board of Directors.

## ARTICLE XIII CONVEYANCE

The Association shall accept any and all deeds of conveyance delivered to it by the "Developer" as defined in the Declarations.

## ARTICLE XIV QUORUM

A quorum at members' meeting shall be attained by the presence, either in person or by proxy, of persons entitled to cast a majority of the votes of members. If voting rights of any Owner are suspended pursuant to the provisions of the Declaration or the By-Laws, then the vote(s) of such Owner shall not be counted for the purpose of determining the presence of a quorum and a total number of authorized votes shall be reduced accordingly during the period of such suspension.

## ARTICLE XV INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the corporation is 590 Solutions Way, Ste. 100, Rockledge, Florida 32955, and the name of the Association's initial registered agent at that address is Keith Brockhouse.



IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 27<sup>th</sup> day of July, 2010.

STATE OF FLORIDA  
COUNTY OF BREVARD

By: Andrew Jones

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of July, 2010, by Andrew Jones. Personally Known ☒ OR  
Produced Identification \_\_\_\_\_

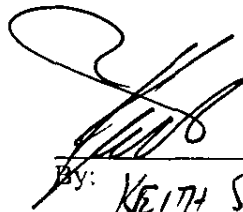
Sandie J. Smith  
Notary Public



### CERTIFICATE OF RESIDENT AGENT

Pursuant to Chapter 48.091, Florida Statutes, the following is submitted in compliance with said Act: ARBOR PLACE CONDOMINIUM PHASE II ASSOCIATION, INC., a corporation not for profit, desiring to organize under the laws of the State of Florida, with its principal office, as indicated in the Articles of Incorporation, at 1009 Harvin Way, Rockledge, Florida, 32955, has named Keith Brockhouse located at 590 Solutions Way, Ste. 100, Rockledge, Florida, 32955, as its agent to accept service of process for the above-stated corporation, at the place designated in this Certificate. I hereby accept to act in this capacity, and agree to comply with provisions of said Act relative to keeping open said office.

Dated this 27<sup>th</sup> day of JULY, 2010.



By: KEITH S. BROCKHOUSE, SECRETARY

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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