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FLORIDA DEPARTMENT OF STATE
Division of Corporations

September 3, 2010

DANTE FASCELL RESIDENT ASSOCIATION
2929 NW 18TH AVE., APT. 326
MIAMI, FL 33142-6081

SUBJECT: DANTE FASCELL RESIDENT ASSOCIATION
Ref. Number: W10000041617

We have received your document for DANTE FASCELL RESIDENT ASSOCIATION and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

The name must contain a word that will clearly indicate that it is a corporation. This word may be: CORPORATION, CORP., INCORPORATED, or INC. Sections 617.0401(1)(a) and 617.1506(1), Florida Statutes, prohibits the use of the word COMPANY or CO. in the name of a non-profit corporation.

Section 617.0202(d), Florida Statutes, requires the manner in which directors are elected or appointed be contained in the articles of incorporation or a statement that the method of election of directors is as stated in the bylaws.

The purpose contained in your articles of incorporation should be more specific. Please correct your articles to reflect the specific purpose for which the non profit corporation is being organized.

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) 245-6995.

Wanda Cunningham
Regulatory Specialist II
New Filing Section

Letter Number: 010A00021114

COVER LETTER

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

SUBJECT: Dante Fascell Resident Association
(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: Dante Fascell Resident Association
Name (Printed or typed)

2929 N.W. 18 Ave. Apt. # 326
Address

Miami, Florida 33142-6081
City, State & Zip

(786) 285-9109
Daytime Telephone number

(786) 556-8707
E-mail address: (to be used for future annual report notification)

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

ARTICLES OF INCORPORATION
In Compliance with Chapter 617, F. S., (Not for Profit)

FILED
2010 OCT 18 PM 12:46
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I NAME

The name of the corporation shall be:
Dante Fascell Resident Association, INC.

ARTICLE II PRINCIPAL OFFICE

The principal street address and mailing address, if different is:
2929 NW 18 Ave. Apt. 326, Miami, FL 33142-6081

ARTICLE III PURPOSE

The purpose for which the corporation is organized is:
See Annex 1st.

ARTICLE IV MANNER OF ELECTION

The manner in which the directors are elected or appointed:
See Annex 2nd.

ARTICLE V INITIAL DIRECTORS AND/OR OFFICERS

List names (S), address (es) and specific title (s):
Alfredo Landron, 2929 NW 18 Ave. Apt. 611, Miami, FL 33142-6081. President
Jose T. Castellanos, 2929 NW 18 Ave. Apt. 405, Miami, FL 33142-6081. Correspondent Secretary
Jorge Febles, 2929 NW 18 Ave. Apt. 602, Miami, FL 33142-6081. Recording Secretary
Jorge Gomez-Vera, 2929 NW 18 Ave. Apt. 506, Miami, FL 33142-6081. Treasurer

ARTICLE VI INITIAL REGISTERED AGENT AND STREET ADDRESS

The name and Florida Street address (P.O. BOX NOT acceptable) of the registered agent is:
Alfredo Landron, 2929 NW 18 Ave. Apt. 611, Miami, FL 33142-6081. President

ARTICLE VII INCORPORATOR


The name and address of the Incorporator is:
Jorge Febles, 2929 NW 18 Ave. Apt. 602, Miami, FL 33142-6081.

.....
Having been named and 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/Registered Agent

09 /23 /2010
Date



Signature/Incorporator

09 /23 /2010
Date

ANNEX 1st. (Dante Fascell Resident Association, INC.)

To the Article III PURPOSE (The purpose for which the corporation is organized is)

Consultation and outreach for public housing residents that support active interaction among the MDHA and the residents of Dante Fascell.

Activities that inform, acquaint advice, promote and update residents of the Building concerning the issues and/or operation that affect resident households and their environment.

Resident surveys and other forms of resident input.

Annual membership events.

Site-based community promotions/publicity that enhance resident participation.

Resident outreach, promotional activities, commissioner training, elections of the board of the association.

Advocate for the guidance of residents in social and education behavior.

To improve skills of the residents for solve hazardous situations as, for example, fire, flood, theft identity, actions of gangs and other situations.

Lecture lessons for managing computers and the internet.

Welcome to new residents.

It is important to remark that according to 24 CFR 964.100 Role of the Resident Council: It is to improve the quality of life and resident satisfaction and participate in self –help initiatives to enable residents to create a positive living environment for families in Public Housing. Resident Councils may actively participate through a working partnership with the Housing Agency to advise and assist in all aspects of Public Housing operations.

ANNEX 2ND. (Dante Fascell Resident Association, INC)

ARTICLE IV MANNER OF ELECTION

The manner in which the directors are elected or appointed

ELECTION PROCEDURE FOR MDHA RESIDENT COUNCILS

The election process for local Resident Councils in Miami- Dade Housing Agency

Terms and definitions:

Frequency of election: Resident Councils shall hold elections every three (3) from the date of its last election.

Election term limits for Resident Councils officers shall be for three (3) years and shall be eligible to serve two (2) consecutive terms. Upon completion of the second consecutive term, a resident is ineligible to run the following but may run the term following the period of ineligibility. This rule shall not apply to any resident prior to the effective date of this Election Procedure.

Newly elected Resident Council officers shall be a non staggered governing board for the local development.

Voting Members: As defined in 24 CFR (Code of Federal Regulations 964.125 (4/1/97), voting members shall be head of households (any age) and other residents at least 18 years of age and whose name appears on the lease of a unit in the public housing development represented by the resident council.

Eligibility or Qualifications to run for Resident Council office:

- A. A resident that is a "voting member"
- B. Not in violation of Miami-Dade Housing Agency lease and community policies;
- C. Has not served two (2) consecutive terms; and/or
- D. Has not been removed as a resident council officer within the past three (3) years.

This election process shall be effective at the date of approval by the local resident council and Miami- Dade Housing Agency.

The election process for local Resident Councils in Miami-Dade Housing Agency shall be as follows:

Two months prior to the expiration of the term limits of the local resident council, Miami-Dade Housing Agency shall notify, via flyers or a mass mail out, all residents of the development of the upcoming Election Mass Meeting. This flyer shall give the date, time, and place of the election Mass Meeting.

ELECTION MASS MEETING – Community Action Agency Citizen Participation Election Unit will organize the development election mass meeting. This mass meeting must be at least 30 days prior to the date of nomination and election.

The meeting schedule, location and resident notification is coordinated with Housing Operations staff, Community Action Agency Citizen Participation Election Unit, and the current Resident Council officers (only applicable in cases where there is an active Resident Council).

PURPOSE – To provide the official "Notice of Election", general information about Resident Councils and their benefits, and educate and inform residents about the Resident Council election process. The "Notice of

Election" packets shall include a description of the election procedures; resident council office eligibility requirements; eligibility clearance letters from the site manager; nomination form; and date and place of nominations and election.

Residents will be able to pick-up a "Notice of Election" Packet in the Site Manager's office and at the election Mass Meeting.

30 DAY CALENDAR PERIOD PRIOR TO NOMINATION AND ELECTION:

From the date of the Election Mass Meeting until the day of the Nomination Mass Meeting any resident interested in running for resident council office must obtain and present at the Nomination Mass Meeting the following:

- A. A letter of Intent stating that you have excepted the positing you were nominated for.
- B. A Clearance letter from the site manager certifying that you are not in violation of Miami-Dade Housing Agency lease and/or community Policy..

No resident may be nominated for office unless they have complied with the above requirements.

During this 30 day period:

- A. Community Action Agency Citizen Participation Election Unit shall provide a locked "Post-Nomination Box", and it will be placed on site in the community space or the Site Manager's office.
- B. Residents of the development will have ten (10) working days to nominate the person of their choice for selected offices on the Resident Council Board.
- C. The Resident Election Committee will monitor the nomination box.
- D. The Resident Election Committee will open the nomination box after the ten (10) working days. Community Action Agency Citizen Participation Election Unit will assist with making the list of names

of eligible nominees. This list shall be given to the Site Manager and posted.

E. Community Action Agency Election Unit will secure a third party to oversee the elections; and

F. Miami- Dade Housing Agency Housing Operations shall provide a "register of all eligible voting members.

NOMINATION AND ELECTION – The nomination and election will take place on the thirty-first (31) day following the Election Mass Meeting. At the Nomination and Election Mass Meeting residents must present a picture ID, or any other form of identification to prove they are a resident of the election development. Only eligible "voting members" can participate at this meeting.

The third party selected to oversee the elections will begin the process by taking a vote of the voting membership to decide if the elections vote shall be by a show of hands or secret ballot. Then the accepting of nominations will be accepted from the floor. At the time of nomination, all residents that become a nominee for any resident council office must turn in their "eligibility or qualification" certifications, and the "nomination form" that indicates their acceptance of the nomination and the position for which they are running for.

With the nomination of each officer category, the nominated resident will be given five (5) minutes to state their platform. This platform will include a self-profile, listing his/her efforts and work done in the community, and a brief speech describing the things he/she will try to accomplish if elected.

Prior to this meeting, Community Action Agency Citizen Participation Election Unit and/or Miami-Dade Housing Agency Housing Operation Staff may assist any resident to develop their profile.

Immediately following the candidates presentations, resident council elections shall begin in the prescribed manner voted upon at the beginning of the meeting.

If the voting membership decides to utilize a secret ballot, residents will receive a blank ballot to write in eligible candidates of their choice and place it into a locked "Election Box" by the resident

At the close of the election period, the election monitors will tabulate election results immediately following the end of the election. Election ballots shall be counted twice to assure accuracy. The monitors will turn over the results of the election to Community Action Agency Citizen Participation Election Unit for posting. Results will be posted on the same day of the election.

ELECTION LOCATION/SCHEDULE – The location of the nomination and election shall be easily accessible to all residents, and provisions make to accommodate the handicapped. The nomination and election location and schedule, will be agreed upon by Community Action Agency Citizen Participation Election Unit and Miami-Dade Housing Operations.

THIRD PARTY ELECTION MONITOR – Community Action Agency Citizen Participation Election Unit shall designate a third party election monitor that is not a resident of Miami-Dade Housing Agency Developments. Examples of potential third party monitors include, but are not limited to, the Community College, Dade County Public Schools, the Department of Human Resources, Little Havana Activities Center, and area churches.

The monitors will receive training/instructions from Community Action Agency Citizen Participation Election Unit on how to conduct a legal Resident Council election.

ELECTION BALLOT – The ballot shall be in a standard format, approved by Community Action Agency Citizen Participation Election Unit and Miami-Dade Housing Agency. The ballot will be printed in English, Spanish, and Creole.

BALLOT BOX – Community Action Agency Citizen Participation will ensure provision of a locked ballot box for receipt of election ballots. Resident Election Committee and Community Action Agency Citizen Participation Election Unit will monitor this process to ensure that this procedure is carried out.

ELECTION CONTESTS AND RECALL PROCEDURES -- Any candidate or voting resident wishing to contest the election shall make this known in writing to Community Action Agency Citizen Participation Election Unit and Miami-Dade Housing Agency Resident Affairs Liaison within 24 hours of the posting of election results. The Resident contesting the election must state the specific reason for contesting the election.

Within two (2) working days of receipt of this letter, Community Action Agency Citizen Participation Election Unit and Miami-Dade Housing Agency Resident Affairs Liaison will jointly select a third-party arbitrator for the local level to hear and render a decision. The third party arbitrator shall not be a Miami Dade Housing Agency resident or employee, or any individual with an official affiliation with CAA/CPEU.

All information received by Community Action Agency Citizen Participation Election Unit and Miami-Dade Housing Agency Resident Affairs Liaison will be turned over to the arbitrator. The arbitrator will have four (4) working days to review the material and contact any persons they feel is necessary so they can make a fair and accurate determination. On the fifth (5) working day upon receipt of this appeal, the arbitrator will render a decision. Any decision rendered by the arbitrator will be considered final.

In the event the decision of the arbitrator is in favor of the contested, the election for the contested position shall be rendered invalid, and the election process for that position only shall begin again in its entirety.

IN WITNESS WHEREOF, the below signed have caused this process to be accepted and executed as the duly authorized officer the day and year above written. (Attached is the sign-in log and vote count that authorized duly authorized individual to execute this document). Approval by the individual Resident Councils are attached.