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Division of Corporations

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REF: W11000015956

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

Please correct the address for the registered agent to be consistent in Article IX.

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Pamela Smith  
Regulatory Specialist II  
New Filing Section

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ARTICLES OF INCORPORATION  
OF  
ENVOY NORTH CONDOMINIUM, INC.

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We, the undersigned, for the purpose of forming a not-for-profit corporation in accordance with the Laws of the State of Florida, acknowledge and file these Articles of Incorporation in the Office of the Secretary of State of Florida.

ARTICLE I  
NAME

The name of this corporation shall be **ENVOY NORTH CONDOMINIUM, INC.**, for convenience, the corporation shall herein be referred to as the "Association".

ARTICLE II  
PURPOSES AND POWERS

The Association shall have the following powers:

A. To manage, operate and administer **ENVOY NORTH CONDOMINIUM**, a Condominium (referred to herein as the "Condominium"), and to undertake the performance of, and to carry out the acts incident to the administration of the Condominium in accordance with the terms, provisions, conditions and authorizations contained in these Articles, the Association's By-Laws and the Declaration of Condominium recorded among the Public Records of Broward County, Florida.

B. To borrow money and issue evidence of indebtedness in furtherance of any or all of the objects of its business; to secure the same by mortgage, deed of trust, pledge or other lien.

C. To carry out the duties and obligations and receive the benefits given the Association by the Declaration of Condominium.

D. To establish By-Laws and Rules and Regulations for the operation of the Association and to provide for the formal administration of the Association; to enforce the Condominium Act of the State of Florida, the Declaration of Condominium, the By-Laws and the Rules and Regulations of the Association.

E. To contract for the management of the Condominium.

F. To acquire, own, operate, mortgage, lease, sell and trade property, whether real or personal, as may be necessary or convenient in the administration of the Condominium.

G. The Association shall have all of the common laws and statutory powers and duties set forth in Chapter 718, Florida Statutes, as amended (the "Condominium Act") and the Declaration

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of Condominium for the Condominium and all other powers and duties reasonably necessary to operate the Condominium pursuant to its Declaration of Condominium, as same may be amended from time to time.

### **ARTICLE III** **MEMBERS**

A. Each unit owner in the Condominium and the Subscribers to these Articles shall automatically be members of the Association. Membership of the Subscribers shall terminate upon the entire Board of Directors of the Association being selected by unit owners other than the Developer.

B. Membership, as to all members other than the Subscribers, shall commence upon the acquisition of record title to a unit as evidenced by the recording of a deed of conveyance amongst the Public Records of Broward County, Florida, or as provided in the Declaration of Condominium, upon transfer of title upon the death of a member and membership shall terminate upon the divestment of title to said unit.

C. On all matters as to which the membership shall be entitled to vote, there shall be only one vote for each Unit, as said term is defined in the Declaration of Condominium, which vote shall be exercised in the manner provided by the Declaration of Condominium and the By-Laws.

D. 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.

### **ARTICLE IV.** **EXISTENCE**

The Association shall have perpetual existence.

### **ARTICLE V.** **SUBSCRIBERS**

The names and addresses of the Subscribers to these Articles of Incorporation are as follows:

<b><u>NAME</u></b>	<b><u>ADDRESS</u></b>
Irving Mittelmark	467 Golden Isles Drive - Unit 202 Hallandale Beach, FL 33009
Neil Hutsko	467 Golden Isles Drive - Unit 307 Hallandale Beach, FL 33009

**NAME**

**ADDRESS**

Barbie Weiner

467 Golden Isles Drive – Unit 302  
Hallandale Beach, FL 33009

Theresa M. Whritenour

467 Golden Isles Drive – Unit 210  
Hallandale Beach, FL 33009

**ARTICLE VI.**  
**DIRECTORS**

A. The Condominium and Association affairs shall be managed by a Board of Directors initially composed of no more than seven (7) persons, in accordance with Article III of the Association's By-Laws.

B. The number of Directors to be elected, the manner of their election and their respective terms shall be as set forth in Article III(A)(4) of the Association's By-Laws.

The following persons shall constitute the initial Board of Directors and they shall hold office until their successors are elected or appointed in accordance with the provisions of the Association's By-Laws and Chapter 718, Florida Statutes:

**NAME**

**ADDRESS**

Irving Mittelmark

467 Golden Isles Drive – Unit 202  
Hallandale Beach, FL 33009

Neil Hutsko

467 Golden Isles Drive – Unit 307  
Hallandale Beach, FL 33009

Barbie Weiner

467 Golden Isles Drive – Unit 302  
Hallandale Beach, FL 33009

Theresa M. Whritenour

467 Golden Isles Drive – Unit 210  
Hallandale Beach, FL 33009

**ARTICLE VII.**  
**OFFICERS**

The affairs of the Association shall be administered by the Officers designated in the By-Laws, who shall serve at the pleasure of said Board of Directors. The names and addresses of the Officers who shall serve until the first election of Officers pursuant to the provisions of the By-Laws are as follows:

<u>NAME</u>	<u>TITLE</u>	<u>ADDRESS</u>
Irving Mittelmark	President	467 Golden Isles Drive – Unit 202 Hallandale Beach, FL 33009
Neil Hutsko	Vice President	467 Golden Isles Drive – Unit 307 Hallandale Beach, FL 33009
Barbie Weiner	Secretary	467 Golden Isles Drive – Unit 302 Hallandale Beach, FL 33009
Theresa M. Whritenour	Treasurer	467 Golden Isles Drive – Unit 210 Hallandale Beach, FL 33009

#### **ARTICLE VIII** **AMENDMENTS TO ARTICLES**

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

A. Notice of the subject matter of any proposed amendment shall be included in the notice of the meeting at which the proposed amendment is to be considered.

B. A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors, acting upon a majority of the Board of Directors, or by the members of the Association having a majority of the votes in the Association. In order for any amendment or amendments to be effective same must be approved by an affirmative vote of members having no less than 75% of the total votes in the Association.

C. A copy of each amendment adopted shall be filed within thirty (30) days of the adoption with the Secretary of State pursuant to the provisions of applicable Florida Statutes.


#### **ARTICLE IX** **INITIAL REGISTRATION OFFICE, AGENT AND ADDRESS**

The principal office of the Association shall be at 467 Golden Isles Drive, Hallandale Beach, Florida, 33009 or at such other place, within or without the State of Florida as may be subsequently designated by the Board of Directors. The initial registered agent is MARK PERLMAN, ESQ., whose mailing address is 1820 East Hallandale Beach Boulevard, Hallandale Beach, Florida 33009.

IN WITNESS THEREOF, I have hereunto set my hand and seal this 10<sup>th</sup> day of March, 2011.

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Signed, sealed and delivered  
in the presence of:

  
(Witness)  
CAROLINE SILVER  
(Printed name)

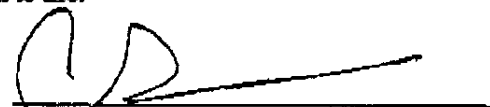
  
IRVING MITTELMARK, Incorporator

STATE OF FLORIDA                    )  
  ) SS:  
COUNTY OF BROWARD            )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of March, 2011, by  
IRVING MITTELMARK, who is personally known to me.

My Commission Expires:



  
Notary Public, State of Florida

*Having been named as registered agent to accept service 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.*

  
MARK PERLMAN, Registered Agent

March 10, 2011  
Date

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