

N1200000507

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

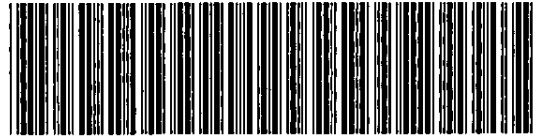
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



100218598701

01/23/12--01012--011 **70.00

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
12 JAN 23 PM 1:11

PS 1/24/12

LAW OFFICES
**WEINER, LYNNE
& THOMPSON, P.A.**

MICHAEL S. WEINER
JEFFREY C. LYNNE
LAURIE A. THOMPSON

PROFESSIONAL ASSOCIATION
10 SE 1st AVENUE, SUITE C
DELRAY BEACH, FLORIDA 33444

TELEPHONE (561) 265 - 2666
FACSIMILE (561) 272 - 6831
MWEINER@ZONELAW.COM
WWW.ZONELAW.COM

January 20, 2012

Via Federal Express

Department of State
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32314

**RE: The Villas at Highland Beach Condominium Association, Inc.
Our File No.: FLOR005**

Dear Madam/Sir:

Enclosed please find the original and one copy of the Articles of Incorporation for the above-referenced corporation. Enclosed please find check #1903 in the sum of \$70.00 for the filing fee.

Please contact me with any questions.

Very Truly Yours,



Michael S. Weiner
MSW:tc

Enclosures

cc: Florcan Development, LLC

12 JAN 23 PM 1:11

ARTICLES OF INCORPORATION
OF
THE VILLAS AT HIGHLAND BEACH CONDOMINIUM ASSOCIATION, INC.

We, the undersigned incorporators (hereinafter, "**Incorporators**" or "**Subscribers**"), 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 the State of Florida.

I.
NAME

The name of this corporation shall be **THE VILLAS AT HIGHLAND BEACH CONDOMINIUM ASSOCIATION, INC.** For convenience, the corporation shall herein be referred to as the "**Association**".

II.
PURPOSES AND POWERS

The Association shall have the following powers:

A. To manage, operate and administer THE VILLAS AT HIGHLAND BEACH, a Condominium (referred to herein as the "**Condominium**"), and to undertake the performance of, and to carry out the acts and duties 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 Palm Beach County, Florida.

B. To borrow money and issue evidences 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 (as hereinafter defined), 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 the common law and statutory powers and duties set forth in Chapter 718, Florida Statutes, as amended (the "Condominium Act") and the Declaration 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.

III. MEMBERS

A. Each unit owner in the Condominium and the Subscribers 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 by Florcan Development, LLC, a Florida limited liability company ("Developer").

B. Membership, as to any members other than the Subscribers, shall commence upon the acquisition of record title by such members to their respective unit as evidenced by the recording of a deed of conveyance among the Public Records of Palm Beach County, Florida, as provided in the Declaration of Condominium or upon transfer of title upon the death of a member. 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.

IV. EXISTENCE

The Association shall have perpetual existence.

V. INCORPORATORS

The names and addresses of the Incorporators are as follows:

<u>NAME</u>	<u>ADDRESS</u>
ODED MELTZER	3511 South Ocean Boulevard Highland Beach, Florida 33487
SHAWN LUSTIGMAN	3511 South Ocean Boulevard Highland Beach, Florida 33487

VI.
DIRECTORS

A. The Condominium and Association affairs shall be managed by a Board of Directors initially composed of three (3) persons.

B. The number of Directors to be elected, the manner of their election and their respective terms shall be as set forth of the Association's By-Laws.

The following persons shall constitute the initial Board of Directors, and they shall hold office for the term and in accordance with the provisions of the Association's By-Laws:

<u>NAME</u>	<u>ADDRESS</u>
ODED MELTZER	3511 South Ocean Boulevard Highland Beach, Florida 33487
SHAWN LUSTIGMAN	3511 South Ocean Boulevard Highland Beach, Florida 33487
MICHAEL LUSTIGMAN	3511 South Ocean Boulevard Highland Beach, Florida 33487

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>
ODED MELTZER	President	3511 South Ocean Boulevard Highland Beach, Florida 33487
SHAWN LUSTIGMAN	Secretary/Treasurer	3511 South Ocean Boulevard Highland Beach, Florida 33487

VIII.
BY-LAWS

The By-Laws of the Association shall be adopted by the initial Board of Directors. The By-Laws may be amended in accordance with the provisions thereof, except that no portion of the By-Laws may be altered, amended, or rescinded in such a manner as would prejudice the

rights of the Developer of the Condominium or mortgagees holding mortgages encumbering units in the Condominium, without their prior written consent.

IX.

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 the vote of 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, the same must be approved by an affirmative vote of 66-2/3 % of the entire Board of Directors and by an affirmative vote of members having no less than 75% of the total votes in the Association.

C. No amendment shall make any changes in the qualifications for membership or in the voting rights of members of the Association, without approval in writing by all members and the joinder of all record owners of mortgages encumbering condominium units. No amendment shall be made that is in conflict with the Condominium Act or the Declaration of Condominium.

D. A copy of each amendment adopted shall be filed within ten (10) days of adoption with the Secretary of State, pursuant to the provisions of applicable Florida Statutes.

X.

INDEMNIFICATION

Every Director and every Officer of the Association shall be indemnified by the Association and by each member of the Association against all expenses and liabilities, including counsel fees reasonably incurred by or imposed upon the Director(s) or Officer(s) in connection with any proceeding or any settlement thereof to which the Director(s) or Officer(s) may be a party, or in which the Director(s) or Officer(s) may become involved by reason of the Director(s) or Officer(s) being or having been a Director(s) or Officer(s) of the Association, whether or not Director(s) or Officer(s) at the time such expenses are incurred, except in such cases wherein the Director(s) or Officer(s) is adjudged guilty of willful misconduct in the performance of such Director's or Officer's duty; provided, however, that in the event of a settlement, the indemnification set forth herein shall apply only when the Board of Directors, exclusive of any Director(s) seeking indemnification, approves such settlement and reimbursement as being for the best interests of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all of the rights to which such Director(s) or Officer(s) may be entitled.

12 JAN 23 PM 1:11

XI.

INITIAL REGISTERED OFFICE, AGENT AND ADDRESS

The principal office of the Association shall be at 3511 South Ocean Boulevard, Highland Beach, Florida 33487, 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 office of the Association is at 3511 South Ocean Boulevard, Highland Beach, Florida 33487, and the initial registered agent therein is ODED MELTZER.

IN WITNESS WHEREOF, the undersigned Incorporators have hereunto set their hands and seals this 16 day of JANUARY, 2012




ODED MELTZER, Incorporator




SHAWN LUSTIGMAN, Incorporator

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 16 day of JANUARY 2012, by ODED MELTZER, who is personally known to me.

My Commission Expires:
 **MICHAEL S. WEINER**
NOTARY PUBLIC
STATE OF FLORIDA
Comm# DD0947321
Expires 12/16/2013





Notary of Public, State of Florida

Print Name MICHAEL S. WEINER

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 16 day of JANUARY, 2012, by SHAWN LUSTIGMAN, who is personally known to me.

My Commission Expires:
 **MICHAEL S. WEINER**
NOTARY PUBLIC
STATE OF FLORIDA
Comm# DD0947321
Expires 12/16/2013



Notary of Public, State of Florida

Print Name MICHAEL S. WEINER

I hereby accept the designation of Registered Agent as set forth in these Articles of Incorporation.



ODED MELTZER