

N 13000010493

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

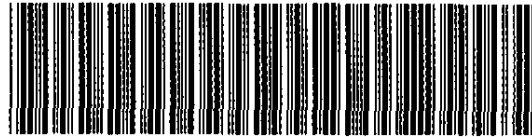
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ . Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



200252101452

10/09/13--01002--008 \*\*210.00

RECEIVED  
DEPARTMENT OF STATE  
13 OCT -9 AM 11:10  
FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
13 NOV 20 AM 8:29

W13000056330

gf 11/21/13

## CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301  
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

BONITA NATIONAL GOLF CLUB

INC

Signature \_\_\_\_\_

Requested by: Seth

11/20/13

Name \_\_\_\_\_

Date \_\_\_\_\_

Time \_\_\_\_\_

Walk-In \_\_\_\_\_

Will Pick Up \_\_\_\_\_

\_\_\_\_ Art of Inc. File \_\_\_\_\_  
\_\_\_\_ LTD Partnership File \_\_\_\_\_  
\_\_\_\_ Foreign Corp. File \_\_\_\_\_  
\_\_\_\_ L.C. File \_\_\_\_\_  
\_\_\_\_ Fictitious Name File \_\_\_\_\_  
\_\_\_\_ Trade/Service Mark \_\_\_\_\_  
\_\_\_\_ Merger File \_\_\_\_\_  
\_\_\_\_ Art. of Amend. File \_\_\_\_\_  
\_\_\_\_ RA Resignation \_\_\_\_\_  
\_\_\_\_ Dissolution / Withdrawal \_\_\_\_\_  
\_\_\_\_ Annual Report / Reinstatement \_\_\_\_\_  
\_\_\_\_ Cert. Copy \_\_\_\_\_  
\_\_\_\_ Photo Copy \_\_\_\_\_  
\_\_\_\_ Certificate of Good Standing \_\_\_\_\_  
\_\_\_\_ Certificate of Status \_\_\_\_\_  
\_\_\_\_ Certificate of Fictitious Name \_\_\_\_\_  
\_\_\_\_ Corp Record Search \_\_\_\_\_  
\_\_\_\_ Officer Search \_\_\_\_\_  
\_\_\_\_ Fictitious Search \_\_\_\_\_  
\_\_\_\_ Fictitious Owner Search \_\_\_\_\_  
\_\_\_\_ Vehicle Search \_\_\_\_\_  
\_\_\_\_ Driving Record \_\_\_\_\_  
\_\_\_\_ UCC 1 or 3 File \_\_\_\_\_  
\_\_\_\_ UCC 11 Search \_\_\_\_\_  
\_\_\_\_ UCC 11 Retrieval \_\_\_\_\_  
\_\_\_\_ Courier \_\_\_\_\_

13 NOV 20 AM 8:29

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS

**COVER LETTER**

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

**SUBJECT: Bonita National Golf Club, 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: Pavese Law Firm / Charles Mann**  
Name (Printed or typed)

**1833 Hendry Street**  
Address

**Fort Myers, FL 33901**  
City, State & Zip

**239-336-6242**  
Daytime Telephone number

**charlesmann@paveselaw.com**  
E-mail address: (to be used for future annual report notification)

FILED  
13 NOV 20 AM 8:29  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS

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



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

RECEIVED  
DEPARTMENT OF STATE  
13 NOV 20 AM 11:00

October 10, 2013

CAPITAL CONNECTION, INC.  
ATTN: SETH

SUBJECT: BONITA NATIONAL GOLF CLUB, INC.  
Ref. Number: W13000056330

We have received your document for BONITA NATIONAL GOLF CLUB, INC. and your check(s) totaling \$210.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

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.

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.

If your business entity does not intend to transact business until January 1st of the upcoming calendar year, you may wish to revise your document to include an effective date of January 1st. If you do not list an effective date of January 1st, your business entity will become effective this calendar year and it will be required to file an annual report and pay the required annual report fee for the upcoming calendar year this coming January, which is merely weeks away. By listing an effective date of January 1st, the entity's existence will not begin until January 1st of the upcoming year and will, therefore, postpone the entity's requirement to file an annual report and pay the required annual report filing fee until the following calendar year.

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) 245-6052.

Claretha Golden  
Regulatory Specialist II  
New Filing Section

Letter Number: 913A00023793

13 NOV 20 AM 8:29

FILES  
DIVISION OF STATE  
CORPORATIONS

13 NOV 20 AM 8:29

**ARTICLES OF INCORPORATION  
BONITA NATIONAL GOLF CLUB, INC.**

The undersigned subscriber to these Articles of Incorporation, a natural person competent to contract, hereby form a corporation not for profit under the laws of the State of Florida.

**ARTICLE I**

The name of this corporation is BONITA NATIONAL GOLF CLUB, INC., a not for profit corporation (the "Golf Club"). All defined terms shall have the same meanings as set forth in the Golf Declaration.

**ARTICLE II**

The nature of the business to be transacted shall be to engage in any activity or business permitted under the laws of the United States and of this State, pursuant to Chapters 617 and 720 of the Florida Statutes. The Golf Club is organized for the purpose of providing an entity for the operation of a golf course and related amenities located in LEE County, Florida.

The Golf Club is organized and shall exist upon a non-stock basis as a non-profit corporation under the laws of the State of Florida, and no portion of any earnings of the Golf Club shall be distributed or inure to the private benefit of any Golf Member, Director or Officer of the Golf Club. For the accomplishment of its purposes, the Golf Club shall have all of the common law and statutory powers and duties of a Corporation not for profit under Chapter 617, Florida Statutes, except as limited or modified by these Articles, the Golf Declaration or the Bylaws of the Golf Club, and it shall have all of the powers and duties reasonably necessary to operate the Golf Club pursuant to the Golf Declaration as it may hereafter be amended including, but not limited to, the following:

(A) To levy and collect assessments against all Golf Members of the Golf Club to defray the costs, expenses and losses of the Golf Club, and to use the proceeds of assessments in the exercise of its power and duties.

(B) To own, lease, maintain, repair, replace or operate the Golf Club Common Areas

(C) To purchase insurance upon the Golf Club Common Areas for the protection of the Golf Club and its Golf Members.

(D) To reconstruct improvements after casualty and to make further improvements of the Golf Club Common Areas.

(E) To make, amend and enforce reasonable rules and regulations governing the use of the Golf Club Common Areas and the operation of the Golf Club.

(F) To sue and be sued, and to enforce the provisions of the Declaration, these Articles and the Bylaws of the Golf Club.

(G) To contract for the management and maintenance of the Golf Club Common Areas and to delegate any powers and duties of the Golf Club in connection therewith except such as are specifically required by the Golf Declaration to be exercised by the Board of Directors or the golf membership of the Golf Club.

(H) To employ accountants, attorneys, architects or other professional personnel to perform the services required for proper operation of the Golf Club Common Areas.

(I) To acquire, own and convey real property and to enter into agreements or acquire leaseholds, easements, memberships and other possessory or use interests in lands or facilities such as golf courses and other related facilities. It has this power whether or not the lands or facilities are contiguous to the lands of the Club, if they are intended to provide enjoyment, recreation or other use or benefit to the Golf Members.

(J) To borrow or raise money for any purposes of the Golf Club; to draw, make, accept, endorse, execute and issue promissory notes, drafts, bills of exchange, warrants, bonds, debentures and other negotiable or non-negotiable instruments and evidence of indebtedness; and to secure the payment of any thereof, and of the interest therein, by mortgage pledge, conveyance or assignment in trust, of the whole or any part of the rights or property of the Golf Club.

Except as provided herein and in the Golf Declaration, all funds and title to all property acquired by the Golf Club shall be held for the benefit of the Golf Members in accordance with the provisions of the Golf Declaration, these Articles of Incorporation, and the Bylaws.

### **ARTICLE III**

The Golf Club shall have perpetual existence.

### **ARTICLE IV**

The qualifications required for golf membership, and the manner in which Golf Members shall be admitted to golf membership, shall be as stated in the Golf Declaration and/or the Bylaws of the Golf Club. Every Owner of a Lot or Living Unit submitted to the Golf Declaration shall be a Golf Member of the Golf Club.

### **ARTICLE V**

The street address of the initial principal office of the Golf Club is 10481 Six Mile Cypress Pkwy, Fort Myers, FL 33966, The name of the initial registered agent of this Golf Club is Charles Mann, and the address of the initial registered office is 1833 Hendry Street, Fort Myers, Florida 33901.

Having been named to accept service of process for Bonita National Golf Club, Inc., I hereby agree to act in this capacity and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

ACCEPTED

By: \_\_\_\_\_

Charles Mann

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS

13 NOV 20 AM 8: 29

#### ARTICLE VI

The number of Directors shall initially consist of three (3) but may be increased pursuant to the Bylaws, and in no event shall there be fewer than three (3) in number. Directors shall be elected, or appointed to fill a vacancy, in accordance with the Bylaws of the Golf Club.

#### ARTICLE VII

The name and mailing address of the Directors, President, Vice President and Secretary/Treasurer, who, subject to the Bylaws of the Golf Club shall hold office for the first year of existence of this Golf Club or until his or her successor is elected and has qualified, are:

<u>NAME</u>	<u>ADDRESS</u>
Tony Burdett, President	10481 Six Mile Cypress Pkwy, Fort Myers, FL 33966
Darin McMurray, Vice President	10481 Six Mile Cypress Pkwy, Fort Myers, FL 33966
Lance Ellis, Secretary/Treasurer	10481 Six Mile Cypress Pkwy, Fort Myers, FL 33966

#### ARTICLE VIII

The Golf Club is empowered to do and perform all acts reasonably necessary to accomplish the purposes of the Golf Club, which acts are not inconsistent with the powers provided for in Chapter 617, Florida Statutes.

#### ARTICLE IX

The name and address of the subscriber of these Articles of Incorporation is:

<u>NAME</u>	<u>ADDRESS</u>
Charles Mann	1833 Hendry Street Fort Myers, Florida 33901

#### ARTICLE X

BONITA NATIONAL GOLF CLUB- ARTICLES

Bylaws of the Golf Club may be adopted, made, altered or rescinded by the Directors at any regular meeting or any special meeting called for that purpose, so long as they are not inconsistent with any provision of these Articles.

#### **ARTICLE XI**

Amendments to these Articles of Incorporation may be proposed by a majority of the Board of Directors of the Association and approved in the manner provided in Chapter 617, Florida Statutes; provided however, that (i) to the maximum extent lawful the Declarant may unilaterally amend these Articles and/or shall have the right to approve any proposed amendments hereto not initiated by the Declarant and (ii) if not unilaterally amended by the Declarant, the vote required to amend these Articles shall be 66 2/3% of the total votes of the Members; and (iii) notwithstanding any provision of these Articles to the contrary, no amendment shall abridge, reduce, amend, affect or modify the rights of Declarant without the prior written consent of the Declarant, which consent may be withheld for any reason whatsoever.

Notice of a proposed amendment shall be included in the notice of the meeting at which such amendment is to be considered and shall otherwise be 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.

#### **ARTICLE XII**

The Golf Club may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of the Members of each voting class. Upon dissolution of the Golf Club, other than incident to a merger or consolidation, the assets of the Golf Club, shall be transferred to another not for profit corporation organized for similar purposes.

#### **ARTICLE XIII**

To the fullest extent permitted by Florida law, the Golf Club shall indemnify and hold harmless every Director and every Officer of the Corporation against all expenses and liabilities, including attorneys fees, actually and reasonably incurred by or imposed on him in connection with any legal proceeding (or settlement or appeal of such proceeding) to which he may be a party because of his being or having been a Director or Officer of the Golf Club. The foregoing right of indemnification shall not be available if a judgment or other final adjudication established that his actions or omissions to act were material to the cause adjudicated and involved:

(A) Willful misconduct or a conscious disregard for the best interest of the Golf Club, in a proceeding by or in the right of the Golf Club to procure a judgment in its favor.

(B) A violation of criminal law, unless the Director or Officer had no reasonable cause to believe his action was unlawful or had reasonable cause to believe his action was lawful.

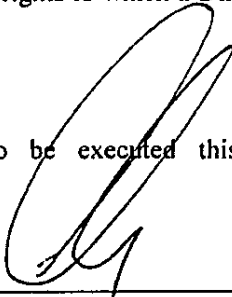
(C) A transaction from which the Director or Officer derived an improper personal benefit.



(D) Wrongful conduct by Directors or Officers appointed by the Declarant, in a proceeding brought by or on behalf of the Golf Club.

In the event of a settlement, the right to indemnification shall not apply unless the Board of Directors approved such settlement as being in the best interest of the Golf Club. The foregoing rights of indemnification shall be in addition to and not exclusive of all other rights to which a Director or Officer may be entitled.

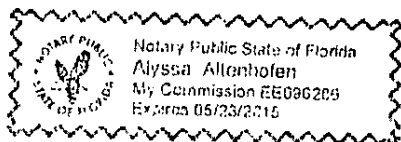
WHEREFORE the incorporator has caused these presents to be executed this 19<sup>th</sup> day of November, 2013.

By:   
Charles Mann

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of November, 2013 by Charles Mann, to me known to be the individual described in and who executed the foregoing Articles of Incorporation and acknowledged before me that they executed same for the purposes therein expressed.

(SEAL)



My Commission Expires:

  
Notary Public

Alyssa Altenhofen  
Printed Name of Notary Public