

N 14000004797

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

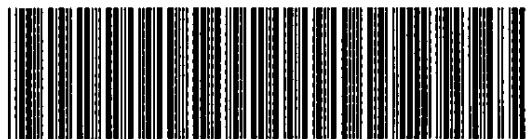
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



400260209964

05/19/14--01026--017 **78.75

FILED
14 MAY 19 AM 11:48
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

5/20/14

SCHILIAN & WATARZ, P.A.

ATTORNEYS AND COUNSELORS AT LAW

7301-A West Palmetto Park Road, Suite 305C

Boca Raton, Florida 33433

Tel.: (561)994-8830; Fax: (561)994-8864

In Broward County:

Tel: (954) 491-0069; Fax: (954) 491-0016

Gerald Schilian*
Deborah A. Watarz*

*Admitted to Florida and New York Bars

May 17, 2014

Department of State
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

RE: Articles of Incorporation for Arsi Condominium Association, Inc.

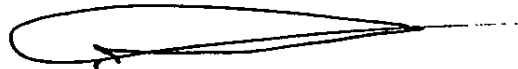
Dear Sir/Madam:

Enclosed please find an original and a copy of Articles of Incorporation for Arsi Condominium Association, Inc. Also enclosed is our check for \$78.75 for the filing fee and for a Certificate of Status. Please file the Articles as a corporation not for profit under Chapter 617, F.S.

If you have any questions or require anything further, please let me know. My e-mail address is: gerry@schilianlaw.com. You may send the Certificate of Status to me by e-mail.

Very truly yours,

SCHILIAN & WATARZ, P.A.



Gerald Schilian

FILED
14 MAY 19 AM 11:48
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION, in compliance with Chapter 617, F.S. (Not for Profit)

OF

ARSI CONDOMINIUM ASSOCIATION, INC.

The undersigned, by these Articles, associate themselves for the purpose of forming a not for profit corporation under Chapter 617, Florida Statutes, and certify as follows:

ARTICLE I

NAME

The name and principal address of the Corporation shall be ARSI CONDOMINIUM ASSOCIATION, INC. (the "Association"), c/o Angela Gravallese, 864 Jeffrey Street, Boca Raton, FL 33487.

ARTICLE II

PURPOSE

- 2.1 The purpose for which the Association is organized is to provide an entity pursuant to the Condominium Act, Chapter 718, Florida Statutes (the "Act") for the operation of Arsi Condominium, located in Palm Beach County, Florida (the "Condominium").
- 2.2 The Association shall make no distribution of income to its members, officers or directors.

ARTICLE III

POWERS

- 3.1 The Association shall have all of the powers and shall be subject to the restrictions and obligations as provided in the Act, these Articles, the corporate By-Laws and the Declaration of Condominium (the "Declaration") as they may be amended, from time to time. Without limiting the foregoing, the Association shall have the power to:
 - A. Make and collect assessments against members to defray the costs and expenses of the Association.
 - B. Apply the proceeds of assessments in the exercise of its duties.
 - C. Maintain, repair and replace Condominium property.
 - D. Purchase hazard and other insurance for the protection of the Association and its members.
 - E. Reconstruct improvements damaged by casualty.
 - F. Make reasonable rules and regulations regarding the use of Condominium property and the conduct of its members.
 - G. Approve or disapprove the sale and mortgaging of Units as provided in the Declaration.
 - H. Enforce the provisions of these Articles, the Declaration, the Association By-Laws and the Rules and Regulations.
 - I. Contract for the management of the Condominium and delegate such powers and duties of the

FILED
14 MAY 19 AM 11:48
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Association as the Board of Directors sees fit.

J. Employ personnel for such services as are reasonably required for the proper operation of the Condominium.

3.2 All funds and properties coming into the possession of the Association shall be held and administered for the benefit of the members in accordance with the provisions and requirements of Florida law, these Articles, the Declaration and the By-Laws of the Association.

ARTICLE IV

MEMBERS

- 4.1 The members of the Association shall consist of all of the record owners of apartments in the Condominium.
- 4.2 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 the transfer of an apartment.
- 4.3 The owner of each apartment shall be entitled to one vote as provided in the By-Laws of the Association.

ARTICLE V

DIRECTORS

- 5.1 The affairs of the Association shall be managed by a Board of Directors. The Board of Directors shall consist of four Directors. That number may be modified as provided in the Association's By-Laws. Directors need not be members of the Association.
- 5.2 Directors of the Association shall be elected at the annual meeting of members by a plurality of the votes cast.
- 5.3 The names and address of the members of the first Board of Directors who shall hold office until their successors are elected and qualified, are as follows:

<u>Name</u>	<u>Address</u>
Brenda Geesey	3043 Reo Lane Lake Worth, FL 33461
Angela Gravallese	864 Jeffrey Street Boca Raton, FL 33487
Donald M. Hill	16 Appleton Road, Apt. 1 New Ipswich, NH 03071
Nathaniel J. Bray	7450 Liverpool Court Boynton Beach, FL 33472

ARTICLE VI

OFFICERS

The day to day affairs of the Association shall be administered by the officers designated in the By-Laws. The officers shall be elected by the Board of Directors at its organizational meeting and, thereafter, at the first meeting of

the Board of Directors following the annual meeting of the members of the Association and shall serve at the pleasure of the Board of Directors.

ARTICLE VII

INDEMNIFICATION

Every director and every 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 proceeding or any settlement of a proceeding to which he may be a party or in settlement of any proceeding 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 when the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties ; provided that in the event of a settlement the indemnification shall apply only when the Board of Directors approves such settlement and reimbursement as being for 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 VIII

BY-LAWS

The By-Laws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided by the By-Laws.

ARTICLE IX

AMENDMENTS

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

- 9.1 Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.
- 9.2 A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors or by the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing such approval is delivered to the secretary at or prior to the meeting. Except as elsewhere provided.
 - A. Such approvals must be by not less than 75% of the entire membership of the Board of Directors and by not less than 75% of the votes of the entire membership of the Association, or
 - B. By not less than 80% of the votes of the entire membership of the Association.
- 9.3 No amendment shall be made that is in conflict with the Condominium Act or the Declaration of Condominium.
- 9.4 A copy of each amendment shall be certified by the Secretary and shall be recorded in the public records of Palm Beach County, Florida.

ARTICLE X

REGISTERED AGENT

The name and address of the Registered Agent is:

Gerald Schilian
7301-a w. Palmetto Pk. Rd., Suite 305C
Boca Raton, FL 33433

ARTICLE XI

INCORPORATORS

The names and addresses of the incorporators are as follows:

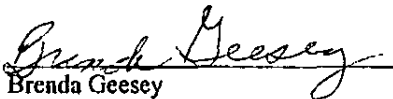
<u>Name</u>	<u>Address</u>
Brenda Geesey	3043 Reo Lane Lake Worth, FL 33461
Angela Gravallese	864 Jeffrey Street Boca Raton, FL 33487

Having been named as 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 that capacity.


Gerald Schilian, Registered Agent

5/17/14
Date

We submit this document and affirm that the facts stated herein are true. We are aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in F.S. §817.155.


Brenda Geesey

5/14/14
Date


Angela Gravallese

5/14/14
Date

FILED
14 MAY 19 AM 11:48
SECRETARY OF STATE
TALLAHASSEE, FLORIDA