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(Address)

(Address)

(City/State/Zip/Phone #)

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TALLAHASSEE, FLORIDA

114-115194

MD 8/11

To: Division of Corporations

From: Dr. Murray I. Mantell, President and Andrea M. Seidel, Secretary-Treasurer

Re: Expedite Articles of Incorporation for Grove Islands I Home Owner's Association

Date: July 18, 2014

To Whom It May Concern:

Please find enclosed Articles of Incorporation and a check for the filing fee of \$70. I would appreciate your expediting the formation of the Corporation as it is needed for Title Insurance related to the sale of my home at 19507 S.W. 84th Ave., Homestead, FL 33030.

Thank you.

Murray I. Mantell

5900 S.W. 84th Ave.

Miami Florida 33143

Email: seidel_a@bellsouth.net

Tel.: 305 271 4882



FLORIDA DEPARTMENT OF STATE
Division of Corporations

July 25, 2014

MURRAY I. MANTELL
5900 S.W. 84TH AVE.
MIAMI, FL 33143

SUBJECT: GROVE ISLANDS I HOMEOWNER'S ASSOCIATION, INC.
Ref. Number: W14000045694

We have received your document for GROVE ISLANDS I HOMEOWNER'S ASSOCIATION, INC. and your check(s) totaling \$70.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The Florida Statutes require an entity to designate a street address for its principal office address. A post office box is not acceptable for the principal office address. The entity may, however, designate a separate mailing address. The mailing address may be a post office box.

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 document must contain a registered agent with a Florida street address and a signed statement of acceptance. (i.e. I hereby am familiar with and accept the duties and responsibilities of Registered Agent.)

The registered agent must sign accepting the designation.

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.

Maryanne Dickey
Regulatory Specialist II
New Filing Section

Letter Number: 814A00015995

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

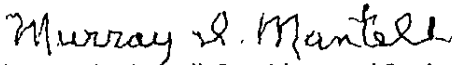
August 3, 2014

Dear Ms. Dickey:

Thank you for your prompt response to our initial request for incorporation of Grove Islands Homeowners Association ((Ref. Number: W14000045694). Enclosed is a copy of the request for incorporation with corrections as specified in your letter. A copy of your July 25, 2014 letter and a copy of the document is also returned herewith. Please note that the street and mailing address for its principal office is listed below under my name.

We would be most grateful again for your expedition of this request as it is needed for Title Insurance.

Sincerely yours,


Murray I. Mantell, President and Registered Agent
5900 S.W. 84th Ave.
Miami Florida 33143
Email: seidel_a@bellsouth.net
Tel.: 305 271 4882

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STATE
TALLAHASSEE, FLORIDA

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- b. Fix, levy, collect and enforce payment by any lawful means all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connections therewith and all office and other expenses incident to the conduct of the business of this Association, including all licenses, taxes and governmental charges levied or imposed against the property of this Association; and
 - c. Acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connections with the affairs of this Association; provided, however, any conveyance, transfer, dedication or disposition of property shall require a vote of approval by at least three-fourths (3/4) of the Board of Directors; and
 - d. Participate in mergers and consolidations with other non-profit corporations organized for similar purposes; and
 - e. From time to time adopt, alter, amend and rescind reasonable rules and regulations governing the use of the lots and the common areas by the Declaration and with the provisions of these Articles of Incorporation; and
 - f. Have and to exercise any and all power, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by law may now or hereafter have or exercise.
4. MEMBERSHIP: Every person or legal entity who holds legal title of record to any undivided fee simple interest to any lot which is subject by the provisions of the Declaration to assessment by this Association shall be a member of this Association, but excluding all other persons or entities who hold an interest in any lot merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to the provisions of the Declaration.
5. DURATION: This association shall have perpetual existence, unless sooner dissolved according to law.
6. SUBSCRIBERS: The name and residence addresses of the subscribers to these Articles of Incorporation are as follows:

NAME

Address

Murray I. Mantell
Andrea M. Seidel
Tobi E. Mansfield

5900 SW 84th Ave., Miami FL33143
5900 SW 84th Ave, Miami FL 33143
6634 Acacia Court, Miami FL 33143

7. BOARD OF DIRECTORS AND OFFICERS: The affairs of this Association shall be managed by a Board of Directors, initially composed of three (3) Directors, who need not be members of the Association. Subsequently, the Board of Directors shall be composed of representatives of the Grove Islands I Subdivision lot owners, with the owners of each lot of record being entitled to designate one member of the Board of Directors per lot. The owners of different lots may designate the same individual to represent them on the Board of Directors. A maximum number of Directors may be established in the By-Laws of this Association, but there shall never be less than three (3). The individual lot owners may change their designated representative on the Board of Directors at any time. The officers of this Association shall be president, and a secretary-treasurer, and such other officers as the Board may from time to time by resolution create. All officers shall be members of the Board of Directors. The officers shall be elected annually by the Board, and each shall hold office for one (1) year. The Board of Directors shall also serve as the Subdivision Control Committee, as referenced in the Declaration; and the President shall serve as the Chairman of the Committee. The names and addresses of the persons who are to serve as Directors and officers of this Association until their successors are appointed or elected and qualify are:

<u>NAME</u>	<u>OFFICE</u>	<u>ADDRESS</u>
Murray I. Mantell	President	5900 SW 84 th Ave. Miami FL 33143
Tobi E. Mansfield	Vice President	6634 Acacia Court Miami FL 33143
Andrea M. Seidel	Secretary-Treasurer	5900 SW 84 th Ave Miami FL 33143

The method of election of directors is as stated in the by-laws.

8. BY-LAWS: The power to adopt, amend or repeal By-Laws shall be vested in the Board of Directors.
9. AMENDMENTS: Any amendments of these Articles shall be proposed by any member of the Board of Directors at any regular or special meeting of the Board duly called and convened and shall require the assent of at least three-fourths (3/4) of the membership of the Board.
10. INDEMNITY: The Corporation shall indemnify any officer or director, or any former officer or director, to the full extent permitted by law.
11. INTERPRETATION: Express reference is hereby made to the terms and provisions of the Declaration where necessary to interpret, construe and clarify the provisions of these Articles.

In subscribing and filing these Articles, it is the intent of the undersigned that the provisions hereof be consistent with the provisions of the Declaration and, to the extent not

prohibited by law, that the provisions of these Articles and of the Declaration be interpreted, construed, and applied so as to avoid inconsistencies or conflicting results.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, we, the undersigned, constituting the incorporators of this Association have executed these Articles of Incorporation this 18 day of July 2014.

Murray I. Mantell
Murray I. Mantell, President

Tobi E. Mansfield
Tobi E. Mansfield, Vice President

Andrea M. Seidel
Andrea M. Seidel, Secretary-Treasurer

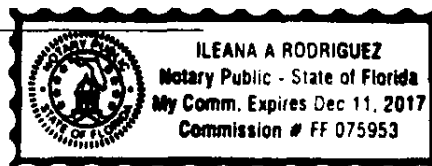
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

BEFORE ME, a Notary Public authorized to take acknowledgements in the State and County as set forth above, personally appeared Murray I. Mantell, Tobi E. Mansfield and Andrea M. Seidel to me well known to be the persons who executed the foregoing Articles of Incorporation and acknowledged to me that they executed the same freely and voluntarily for the purposes therein expressed.

IN WITNESS WHEREOF, I have herein to set my hand and affixed my official seal, in the State and County aforesaid, this 18 day of July, 2014.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



PREPARED BY:
Murray I. Mantell
5900 SW 84th Ave.
Miami FL 33143