

W15000006754

(Requestor's Name)

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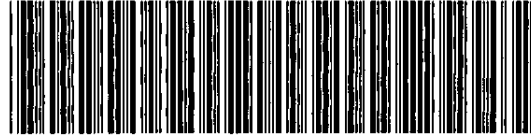
(Business Entity Name)

(Document Number)

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15 JUL 13 PM 3:51  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

W15 34776  
2154 606  
10298

JUL 14 2015  
S. GILBERT



RECEIVED JUL 13 2015

FLORIDA DEPARTMENT OF STATE  
Division of Corporations

May 15, 2015

RITA M. JACKMAN, ESQ.  
1560 MATTHEW DRIVE  
SUITE A  
FORT MYERS, FL 33907

SUBJECT: PELICAN COVE CONDOMINIUM ASSOCIATION, INC.  
Ref. Number: W15000034776

We have received your document for PELICAN COVE CONDOMINIUM ASSOCIATION, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

The name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an existing entity.

Please select a new name and make the correction in all appropriate places. One or more major words may be added to make the name distinguishable from the one presently on file.

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.

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.

Sylvia Gilbert  
Regulatory Specialist II  
New Filing Section

Letter Number: 215A00010298

## COVER LETTER

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

SUBJECT: Pelican Cove at 47<sup>th</sup> Ter Condominium association  
(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: Rita Jackman  
Name (Printed or typed)

1560 Matthew Drive, Suite #  
Address

Fort Myers, FL 33907  
City, State & Zip

239-689-1096  
Daytime Telephone number

rjackman@four-advocates.org  
E-mail address: (to be used for future annual report notification)

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

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

**ARTICLE I. NAME**

The name of the corporation shall be: Pelican Cove at 47<sup>th</sup> Ter Condominium Association Inc

**ARTICLE II. PRINCIPAL OFFICE**

Principal street address:

Mailing address, if different is:

1715 Cape Coral Parkway, Suite 4  
Cape Coral, FL 33914

**ARTICLE III. PURPOSE**

The purpose for which the corporation is organized is: TO organize and operate a  
homeowners association. See attachment

**ARTICLE IV. MANNER OF ELECTION** The manner in which the directors are elected and appointed: \_\_\_\_\_

The Method of election is contained in the Corporation's By-laws.

**ARTICLE V. INITIAL OFFICERS AND/OR DIRECTORS**

Name and Title: Georgios Papangelou, president Name and Title: \_\_\_\_\_

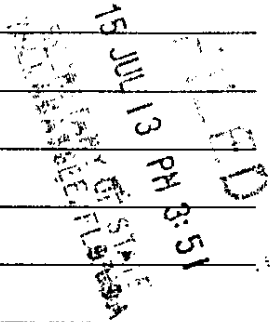
Address: 1715 Cape Coral Pkwy West Address: \_\_\_\_\_  
Cape Coral, FL 33914

Name and Title: Christopher Christano, secretary Name and Title: \_\_\_\_\_

Address: 1715 Cape Coral Pkwy West Address: \_\_\_\_\_  
Cape Coral, FL 33914

Name and Title: Peter Stavrou, Treasurer Name and Title: \_\_\_\_\_

Address: 1715 Cape Coral Pkwy West Address: \_\_\_\_\_  
Cape Coral, FL 33914



Name and Title: \_\_\_\_\_ Name and Title: \_\_\_\_\_

Address: \_\_\_\_\_ Address: \_\_\_\_\_

Name and Title: \_\_\_\_\_ Name and Title: \_\_\_\_\_

Address: \_\_\_\_\_ Address: \_\_\_\_\_

**ARTICLE VI REGISTERED AGENT**

The **name and Florida street address** (P.O. Box NOT acceptable) of the registered agent is:

Name: Rita M. Jackman, Esq.

Address: 1560 Matthew Drive, Suite A  
Fort Myers, FL 33907

**ARTICLE VII INCORPORATOR**

The **name and address** of the Incorporator is:

Name: Rita M. Jackman, Esq.

Address: 1560 Matthew Drive, Suite A  
Fort Myers, FL 33907

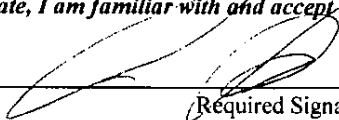
**ARTICLE VIII EFFECTIVE DATE:**

Effective date, if other than the date of filing: \_\_\_\_\_ (OPTIONAL)

(If an effective date is listed, the date must be specific and cannot be more than five business days prior or 90 business days after the filing.)

**Note:** If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

*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 this capacity*



Required Signature of Registered Agent

7/7/15

Date

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



Required Signature of Incorporator

7/7/15

Date

## **Pelican Cove at 47<sup>th</sup> Ter Condo Association, Corp Bylaws**

### **Association Membership**

**Section 1. Members.** All residents of Pelican Cove at 47<sup>th</sup> Condo associations or homeowners association who are 18 years of age or older are eligible to be members of this Corporation. All members of the Corporation may vote for and are eligible to be officers of the Corporation.

**Section 2. Annual Condo Association Meeting.** The membership shall elect a board of directors at the annual meeting to be held in the community at a time designated by the President of the Corporation. The membership and Board of Directors shall be notified not less than 15 days before the date of the annual meeting. Notice shall be given by posting the scheduled date, time, and place of the meeting in at least three prominent public locations in the community. The annual meeting shall be open to the public.

**Section 3. Regular Condo Meetings.** The Condo Board of Directors will meet regularly on the 15th of every month. These meetings shall be open to the public and shall be publicly noticed by posting the scheduled date, time and place of the meeting in at least three prominent, public locations in the Community.

**Section 4. Special Condo Meetings.** Special meetings of the membership may be called by or at the request of the Chair or any three Directors or by a petition of ten percent of the registered members. These meetings shall be public and shall be publicly noticed at least 15 days in advance by posting the date, time, place and purpose of the meeting in at least three prominent, public locations in the community. The members may not address any matter which is not stated in the public notice as the purpose of the meeting.

**Section 5. Quorum.** Members of the Condo Board of Directors constitute a quorum for the transaction of business at any meeting of the Board. Affirmative votes are required for any action taken by the Board.

**Section 6. Condo Association Voting and Voting by Proxy.** All members are entitled to vote and shall have the right to do so in person or by an agent authorized by a written proxy executed by the member filed with the Secretary of the Corporation. Such proxy shall be valid only if executed in favor of another member and no proxy shall be valid after the expiration of eleven months from the date of its execution.

**Section 7. Order of Business.** The order of business at all meetings of the members shall be as follows:

- A. Roll Call
- B. Proof of Notice of Meeting or Waiver of Notice
- C. Reading and Approval of Minutes of Preceding Meeting
- D. Reports of Directors
- E. Reports of Committees
- F. Unfinished Business
- G. New Business
- H. Election of Directors (if applicable)
- I. Adjournment

Board of Directors

**Section 1. Condo Directors.** The number of directors shall be Three. Directors shall be members of the Corporation and shall act on good faith charge of the members of the Corporation.

**Section 2. Term of Office.** The term of office for each director shall be for three years from the time of his or her election at the annual meeting until his or her successor has been elected and qualified. All officers are elected by and from the directors for one year terms. To allow for terms to expire each year, initially the directors' terms shall be as follows:

1. **George Papangelou**-Three Years Term Expires 2018

2. **Christopher Christiano**- Two Years Term Expires 2017

3. **Peter Stavrou**- One Year Term Expires 2016

**The initial seats shall be assigned by drawing straws.**

**Section 3. Vacancies .** Except as otherwise provided, any vacancies occurring in the Condo Board of Directors, whether by resignation or removal, shall be filled by the majority vote of the remaining Directors. In the event of the simultaneous resignation and/or removal of three or more Directors, the membership shall hold new elections to fill those vacant positions on the Board. Those Directors so elected will serve for the remaining portion of the unexpired term.

**Section 4. Removal of Directors.** Any Director may be removed by a majority of the members who vote on the issue providing that just cause has been established and whenever, in their judgment, the best interests of the Corporation would be served by doing so.



## **Condo Association and Election Voting Rules**

**Section 1. Condo Association or HOA Election Notice.** A notice of vacancies for expired terms of office for Board of Directors and a notice that an election shall be held shall be prepared and posted by the Secretary and shall contain the following:

1. Whether the election is general or special
2. Date of the election
3. Location of the meeting where the election will be held
4. Time of election meeting
5. Seats or office to be filled
6. A statement describing voter qualifications

**Section 2. Nominations .** Nominations for Board of Directors shall be open nomination from the floor at the annual membership meeting.

**Section 3. Ballots.** Ballots will be on plain white paper with a space for writing in the nominee's name and a blank square for marking a vote next to the nominee's name.

**Section 4. Voting Procedures.** Voting procedures are as follows:

1. The Secretary shall check for the member's name on the Master List of members. If the member's name appears on the master membership list, that person is deemed qualified to vote.
2. Qualified voters shall give his/her name to the Secretary and then write it on the blank list or membership roster.
3. Voters shall mark the ballot next to the name of the nominees they wish to vote for, as provided in

**Section 3: Ballots.**

4. Voting will be by secret ballot. Ballots will be marked in pen. After the ballot is marked, the voter will fold it and deposit it in the ballot box.

**Section 5. Tallying Procedures.** Before counting the ballots, the Secretary shall check to make sure that the number of member's names signed on the membership roster is equal to the number of ballots in the ballot box. The ballot box shall be opened in public. The ballots shall be tallied by the Secretary or a committee of judges selected from the membership and recorded by the Treasurer.

**Section 6. Certifying the Election.** The election shall be certified by the President and Vice-President of the Corporation. Nominees receiving the greatest number of the votes cast shall be considered elected

**Directors.** For example. If two seats are to be filled, the top two vote getters are the newly elected directors. The Secretary shall post a copy of the report of election results in three public places the day after the election results are known. The notice shall include:

1. That the election has been certified by the President or Vice-President,

2. That the final results of the election , and

3. A list of the names of the new Directors.

#### **Officers**

**Section 1. Selection of Officers.** The Board of directors shall elect from among themselves the following officers; President, Vice-President, Secretary and Treasurer. This shall be the first order of business of the first meeting of the Board of Directors following the elections of Directors at the annual meeting.

**Section 2. President.** The President is the principal executive office of the Corporation and shall, in general, supervise and control all of the business and affairs of the Corporation. He/She shall preside at all meetings of the Board of Directors. He/She shall sign contracts or other instruments which the Board of Directors has authorized to be executed.

#### **Appendix C**

**Section 3. Vice-President.** In the absence of the President, or in the event of his/her inability or refusal to act, the Vice-President will perform the duties of the President, and when so acting will have all the powers of and be subject to all the restrictions upon the President.

**Section 4. Secretary and Treasurer.**

**The Secretary shall:**

1. Keep a journal of proceedings of the Corporation, record all votes at meetings of the Corporation,  
  
and provide for the electronic recording of meetings of the Corporation when possible,
2. Provide for the standardization and maintenance of all forms, books, and records of the Corporation,  
and
3. Keep the Corporate seal and affix the seal to all contracts and instruments authorized to be

Executed by the Corporation.

**The Treasurer shall:**

1. Manage, deposit, and invest all funds of the Corporation as directed by the Board of Directors,
2. Disburse money for all corporate obligations, and
3. Keep regular books or accounts of all corporate financial transactions, and provide for financial

Reports or audits as directed by the Board of Directors.

## **Chapter Five**

### **Contracts, Checks, Deposits and Funds Finances**

**Section 1. Contracts.** The Board of Directors, at the direction of the membership, may authorize any officer or officers, agent or agents of the Corporation, in addition to the officers so authorized by these Bylaws, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Corporation, and such authority may be general or confined to specific instances as authorized by the Board of Directors.

**Section 2. Checks, Draft Signing Authority.** All checks, drafts, or orders for payment of money, notes or other evidence of indebtedness issued in the name of the Corporation and in such a manner as shall be determined from time to time by the Board of Directors, shall be signed by the Treasurer and shall be countersigned by the President or Vice-President of the Corporation.

**Section 3. Deposits.** All funds of the Corporation shall be deposited from time to time to the credit of the Corporation in such banks, trust companies, or other depositories as the Board of Directors may select.

**Section 4. Gifts.** The Board of Directors may accept on behalf of the Corporation any contribution, gift, bequest, or device for any special purpose for the Corporation.

**Section 5. Grants.** No grant monies from the State, federal or other governmental entity shall be applied for without the majority vote approving such application at a meeting of the members of the Corporation.

**Section 6. Dues.** Dues may or may not be assessed by the Board of Directors, but may not exceed five dollars per member per year.

**Section 7. Fiscal Year.** The fiscal year of the Corporation shall begin on the first day of July and end on the last day of June the following year.

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**Books and Records**

The Corporation shall keep correct and complete records of financial transactions and accounts, and shall also keep minutes of the proceedings of its Board of Directors. All books and records of the Corporation may be inspected by any member, or his/her agent or attorney, for any purpose at any reasonable time.

**Amendment to Bylaws**

The bylaws may be amended by an affirmative vote of two-thirds of the members voting at an annual meeting. The text of the proposed amendment must be included in the public notice announcing the time, date and place of the annual meeting.


**Adoption of Bylaws**

This is to certify that the above bylaws were adopted by the Board of Directors at a meeting on the day 25 of April, 2015.

  
\_\_\_\_\_

George Papangelou

President

  
\_\_\_\_\_

Christopher Christiano

Secretary