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FLORIDA PROFIT/NON PROFIT CORPORATION
Gornto Lake Homeowners' Association, Inc.

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ARTICLES OF INCORPORATION

These Articles of Incorporation are adopted for the purpose of forming a corporation not for profit under the Florida Not For Profit Corporation Act, to be filed with the Florida Department of State, as follows:

ARTICLE I

The corporation is being formed by Marc H. Feldman, as Incorporator, whose address is 3908 26th St W, Bradenton, FL 34205.

ARTICLE II

The name of the corporation is Gornto Lake Homeowners' Association, Inc. The address of its principal office is the same as its mailing address, which is 306 Whitfield Ave, Sarasota, FL 34243. The principal office address and mailing address may be changed on any one or more occasions by two-thirds vote of the Directors.

The corporation shall be hereinafter referred to as "the Association."

ARTICLE III

The Association shall commence its existence upon the filing of these Articles of Incorporation with the Florida Department of State and it shall exist perpetually thereafter.

ARTICLE IV

The Association is organized exclusively for non-profit purposes; specifically, to constitute the homeowners' association governing Gornto Lake Apartments, a platted subdivision in Hillsborough County, Florida. The Association shall have and act with all of the powers, rights, privileges, authority, and obligations granted to or imposed upon it by the Declaration of Restrictions for the subdivision as recorded or to be recorded in the Public Records of Hillsborough County, Florida, as the same may thereafter be amended or restated from time to time, and pursuant to Chapter 720 of the Florida Statutes.

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ARTICLE V

Each and every owner of a subdivision lot in Gornito Lake Apartments shall be a member of the Association, as more specifically set forth in the Declaration of Restrictions for the subdivision. Membership in the Association shall be inseparable from ownership of a lot and such membership shall be transferred simultaneous with the transfer of the associated ownership interest and only in conjunction with such ownership transfer. Such transfer of membership shall be self-effecting and self-operative, without any required action by the Association or any of its Directors or Officers; however the bylaws of the Association may adopt and set forth procedures for notice to the Association and registration of membership interests. The Association shall not issue shares of stock and may (but need not) issue membership certificates to its members, as determined by the Board of Directors.

ARTICLE VI

The Association shall be governed by a Board of Directors and there shall be an initial board of three Directors. The number of Directors may be changed by provisions in or amendments to the bylaws, but the number of Directors shall never be less than three. Directors shall be elected by majority vote of the members in such manner, at such times, and for such terms as are specified in the bylaws. The following persons shall be the initial Directors of the Association, whose names and addresses are:

Antonio Stefani, 306 Whitfield Ave, Sarasota, FL 34243
Giuseppe Violo, 306 Whitfield Ave, Sarasota, FL 34243
Manuel Rebecchi, 306 Whitfield Ave, Sarasota, FL 34243

The initial Directors shall hold office until the election of successor Directors by the members or until their earlier resignation or removal in accordance with the bylaws and Florida law.

ARTICLE VII

The Association shall have the following as its officers: President, Vice President, Secretary, and Treasurer, together with such other officers as may be specified in the bylaws. The duties and responsibility of each respective office shall be as stated in the bylaws. Officers shall be elected by majority vote of the Directors in such manner, at such times, and for such terms as are specified in the bylaws. The first officers of the Association shall be elected at the organizational meeting of Directors to be held upon call of a majority of Directors.

ARTICLE VIII

The Association shall indemnify any Officer, Director, or member of any committee established by Directors, who was or is a party or is threatened to be made a party to any threatened, pending, or contemplated action, lawsuit, or proceeding, whether civil, criminal, administrative, or investigative, by reason of the fact that he or she is or was a Director, Officer, or committee member of the Association, against expenses (including attorneys' fees), judgments, fines, and amounts paid in

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settlement actually and reasonably incurred by that person in connection with such action, lawsuit, or proceeding unless (a) a court of competent jurisdiction determines, after all available appeals have been exhausted or not pursued by the proposed indemnitee, that he or she did not act in good faith or in a manner he or she reasonably believed to be not in, or opposed to, the best interest of the Association, and, with respect to any criminal action or proceeding, that he or she had reasonable cause to believe his or her conduct was unlawful, and (b) such court further specifically determines that indemnification should be denied. The termination of any action, lawsuit, or proceeding by judgment, order, settlement, conviction, or on plea of nolo contendere or its equivalent shall not, of itself, create a presumption that the person did not act in good faith or did act in a manner that he or she reasonably believed to be not in, or opposed to, the best interest of the Association, and, with respect to any criminal action or proceeding, that he or she had reasonable cause to believe that his or her conduct was unlawful.

To the extent that a Director, Officer, or committee member has been successful on the merits or otherwise in defense of any action, lawsuit, or proceeding referred to above, or in defense of any claim, issue, or matter therein, he or she shall be indemnified against expenses (including attorneys' fees) actually and reasonably incurred by him or her in connection with that defense.

Expenses incurred in defending a civil or criminal action, lawsuit, or proceeding shall be paid by the Association in advance of the final disposition of such action, lawsuit, or proceeding upon receipt of an undertaking by or on behalf of the affected Director, Officer, or committee member to repay such amount unless it shall ultimately be determined that he or she is entitled to be indemnified by the Association as authorized hereby.

The indemnification provided by this Article shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under any bylaw, agreement, vote of members, or otherwise, and shall continue as to a person who has ceased to be a Director, Officer, or committee member and shall inure to the benefit of the heirs and personal representatives of that person.

ARTICLE IX

The power to adopt, alter, amend or repeal bylaws shall be vested exclusively in the Board of Directors.

ARTICLE X

The registered office of the Association shall be at 3908 26th Street West, Bradenton, Florida 34205, and the initial registered agent at that address is Agency Agents, LLC, a Florida limited liability company. Such registered office and agent may be changed by majority vote of the Directors.

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ARTICLE XI

Amendment of these Articles of Incorporation shall require a simple majority vote of the members, at any regular meeting of the members or at any special meeting of the members called for that purpose.

ARTICLE XII

The Association shall make no distribution of income to its members, Directors, or Officers.

In Witness Whereof, I subscribe to these Articles of Incorporation on 27 August 2015.



Marc H. Feldman, Incorporator

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ACCEPTANCE OF APPOINTMENT
as
REGISTERED AGENT

Agency Agents, LLC, a Florida limited liability company, hereby accepts its appointment as Registered Agent for Gornito Lake Homeowners' Association, Inc., a Florida not for profit corporation, and will maintain the Registered Office of the Company in Manatee County, Florida, at 3908 26th St W, Bradenton, FL 34205.

Agency Agents, LLC, is familiar with and accepts the obligations imposed upon it as Registered Agent under Florida law.

Dated: 27 August 2015.



Agency Agents, LLC,
a Florida limited liability company

by: 

Marc H. Feldman

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