

T SCHROEDER

CAPITAL CONNECTION, INC.

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

BRYANT BLOCK BUILDING

CONDOMINIUM ASSOCIATION, INC.

Signature _____

Requested by: BAN

2/25

AM

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 _____

COVER LETTER

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

SUBJECT: BRYANT BLOCK BUILDING CONDOMINIUM ASSOCIATION, 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: PETER J. MUNSON, ESQUIRE

Name (Printed or typed)

500 S. FLORIDA AVENUE, SUITE 800

Address

LAKELAND, FL 33801

City, State & Zip

863-647-5337

Daytime Telephone number

whwakeman@insuretech.net

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
OF
BRYANT BLOCK BUILDING
CONDOMINIUM ASSOCIATION, INC.

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

I.
Name

The name of the corporation shall be **BRYANT BLOCK BUILDING CONDOMINIUM ASSOCIATION, INC.** For convenience the corporation shall be referred to in this instrument as the Association.

II.
Purpose

2.1 The purpose for which the Association is organized is to provide an entity pursuant to the Florida Condominium Act, which is Chapter 718, Florida Statutes, for the operation of **BRYANT BLOCK BUILDING, A CONDOMINIUM**, according to the Declaration of Condominium now or hereafter recorded in the Public Records of Polk County, Florida, located upon lands in Polk County, Florida ("Declaration").

2.2 The Association shall make no distributions of income to its members, directors or officers.

III.
Power

The powers of the Association shall include and be governed by the following provisions:

3.1 The Association shall have all of the common law and statutory powers of a corporation not for profit not in conflict with the terms of these Articles.

3.2 The Association shall have all of the powers and duties set forth in the Condominium Act, these Articles and the Declaration of Condominium, and all of the powers and duties reasonably necessary to operate the condominium pursuant to the Declaration as may be amended from time to time, including but not limited to the following:

- a. To make and collect assessments against members as unit owners to defray the costs, expenses and losses of the condominium, and to account to each member for assessments against that member's unit.
- b. To use the proceeds of assessments in the exercise of its powers and duties.
- c. To maintain, repair, replace and operate the property of the condominium, including easements.
- d. To purchase insurance upon the property of the condominium and insurance for the protection of the Association and its members as unit owners.
- e. To reconstruct the improvements after casualty and to further improve the property.
- f. To make and amend reasonable rules and regulations respecting the use of the property in the condominium, other than the restrictions contained in the Declaration of Condominium; provided, however, that all such rules and regulations and their amendments shall be approved by at least sixty percent (60%) of the voting interests of the Association before such shall become effective.
- g. To enforce by legal means the provisions of the Condominium Act, the Declaration of Condominium, these Articles, the Bylaws of the Association and any Regulations for the use of the property in the condominium.
- h. To contract for the management and maintenance of the condominium property and to

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authorize a management agent to assist the Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of assessments, preparation of records, enforcement of rules and maintenance, repair and replacement of the common elements with funds as shall be made available by the Association for such purposes. The association and its officers shall, however, retain at all times the powers and duties granted by the condominium documents and the Condominium Act, including but not limited to the making of assessments, promulgation of rules and execution of contracts on behalf of the Association.

i. To employ personnel to perform the services required for proper operation of the condominium.

3.3 All funds and titles of all properties acquired by the Association and their proceeds shall be held in trust for the members of the condominium in accordance with the provisions of the Declaration of Condominium, these Articles of Incorporation, and the Bylaws.

IV. Members

4.1 The members of the Association shall consist of all the record owners of legal title, by deed or otherwise, of condominium units in **BRYANT BLOCK BUILDING, A CONDOMINIUM**; and after termination of the condominium shall consist of those who are members at the time of such termination and their successors and assigns.

4.2 Change of membership in the Association shall be established, after receiving approval of the Association required by the Declaration of Condominium, by recording in the Public Records of Polk County, Florida, a deed, or other instrument establishing a record title to the unit in the condominium and the delivery to the Association of a copy of such instrument. The owner designated

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by such instrument thus becomes a member of the Association and the membership of the prior owner is terminated.

4.3 The share of a member in the funds and assets of the Association cannot be assigned, hypothecated and transferred in any manner except as an appurtenance to his or her unit.

4.4 The owner of each unit shall be entitled to vote the percentage interest he or she has acquired incident to purchasing his or her unit subject to the terms of the Declaration. The manner of exercising voting rights shall be determined by the Bylaws of the Association.

V. Directors

5.1 The administrative affairs of the Association will be managed by a Board consisting of the number of directors determined by the Bylaws, but not less than three directors, and in the absence of such determination shall consist of three directors. Directors need not be members of the Association. Notwithstanding the above any Suite Unit Owner may dispute, in writing, whether a particular action is administrative in nature, in which event that matter must receive the approval of at least sixty percent (60%) of the voting interests of the Association.

5.2 Directors of the Association shall be elected at the annual meeting of the members in the manner determined by the Bylaws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided in the Bylaws.

5.3 The names and addresses of the members of the first Board of Directors who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

<u>Names</u>	<u>Addresses</u>
William H. Wakeman, III	306 E. Main Street, Suite 200 Lakeland, Florida 33801

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CLERK OF DISTRICT COURT
JANUARY 10 1987

Jesse Jabot

9995 Gate Parkway N, Suite 400-B
Jacksonville, Florida 32246

Victor O. Behrmann

8306 Sugarbush Drive
Spring Hill, Florida 34606

VI.
Officers

The affairs of the Association shall be administered by the officers designated in the Bylaws. The officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association and shall serve at the pleasure of the Board of Directors. The names and addresses of the Officers who shall serve until their successors are designated by the Board of Directors are as follows:

<u>Office</u>	<u>Name</u>	<u>Address</u>
President	William H. Wakeman, III	306 E. Main Street, Suite 200 Lakeland, Florida 33801
Vice President	Victor O. Behrmann	8306 Sugarbush Drive Spring Hill, Florida 34606
Secretary/Treasurer	Jesse Jabot	9995 Gate Parkway N, Suite 400-B Jacksonville, Florida 32246

VII.
Registered Agent and Office

The street address of the initial registered office of the Association shall be 306 E. Main Street, Suite 200, Lakeland, Florida 33801.

The initial registered agent for the Association at the above address shall be William H. Wakeman, III.

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VIII.
Principal Office and Corporation Address

The street address of the Principal office and the corporation shall be 306 E. Main Street, Suite 200, Lakeland, Florida 33801.

IX.
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 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.

X.
Bylaws

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

XI.
Amendments

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

- 11.1 Notice of the subject matter of a proposed amendment shall be included in the notice of

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any meeting at which a proposed amendment is considered.

11.2 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. 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 a majority of the entire membership of the Board of Directors and by not less than sixty percent (60%) of the voting interests of the Association ; or

b. By not less than sixty percent (60%) of the voting interests of the Association.

11.3 Provided, however, that no amendment shall make any changes in the qualifications for membership nor the voting rights of members without approval in writing by all members affected by said change and the joinder of all owners of mortgages upon the condominium. No amendment shall be made that is in conflict with the Condominium Act or the Declaration of Condominium.

11.4 A copy of each amendment shall be filed with the Florida Secretary of State.

XII.
Term

The term of the Association shall be perpetual.

XIII.
Subscribers

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

<u>Name</u>	<u>Address</u>
William H. Wakeman, III	306 E. Main Street, Suite 200 Lakeland, Florida 33801

IN WITNESS WHEREOF, the undersigned has affixed his signature this 10th day of

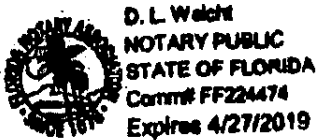
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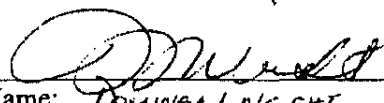
February, 2016.


WILLIAM H. WAKEMAN, III, Incorporator

STATE OF FLORIDA
COUNTY OF POLK

BEFORE ME, the undersigned authority, personally appeared William H. Wakeman, III, who is personally known to me and who, after being duly sworn, acknowledged that he executed the foregoing Articles of Incorporation for the purposes expressed in such Articles this 11 day of February, 2016.




Name: DOMINGA L. WELCH
Notary Public
My Commission Expires: 4/27/19

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TALLAHASSEE, FLORIDA

To: The Department of State
Tallahassee, Florida 32304

**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN FLORIDA
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED**

In compliance with Section 617 of the Florida General Corporation Act, the following is submitted:

BRYANT BLOCK BUILDING CONDOMINIUM ASSOCIATION, INC., with its place of business at 306 E. Main Street, Suite 200, Lakeland, Florida 33801, has named William H. Wakeman, III, located at 306 E. Main Street, Suite 200, Lakeland, Florida 33801, as its agent to accept service of process within Florida.

Dated: February 10, 2016.


WILLIAM H. WAKEMAN, III, Incorporator

Having been named to accept service of process for the above-stated corporation at the place designated in this certificate, 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, and I am familiar with and accept the duties and obligations of Chapter 617 of the Florida General Corporation Act.

Dated: February 10, 2016.


WILLIAM H. WAKEMAN, III, Registered Agent

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