

N160000002341

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

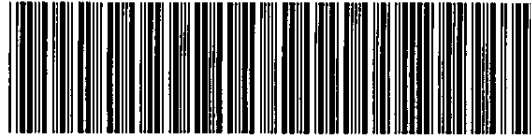
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



200280630952

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

16 FEB 26 AM 11:37

FILED

01/29/16--01017--014 **70.00

1116-10178

3/4

COVER LETTER

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

SUBJECT: The Fischer Medical Centre 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: Don H. Nguyen, Esq.

Name (Printed or typed)

801 N. Magnolia Ave., Ste. 216

Address

Orlando, FL 32803

City, State & Zip

407-269-5346

Daytime Telephone number

don@dhnattorneys.com

E-mail address: (to be used for future annual report notification)

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



FLORIDA DEPARTMENT OF STATE
Division of Corporations

February 10, 2016

DON H. NGUYEN, ESQ.
801 N.MAGNOLIA AVE., STE.216
ORLANDO, FL 32803

SUBJECT: THE FISCHER MEDICAL CENTRE CONDOMINIUM ASSOCIATION,
INC.

Ref. Number: W16000010178

We have received your document for THE FISCHER MEDICAL CENTRE CONDOMINIUM 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.

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: 116A00002884

ARTICLES OF INCORPORATION OF THE FISCHER MEDICAL CENTRE CONDOMINIUM ASSOCIATION, INC.

We, the undersigned natural persons competent to contract, acting as Incorporators of a Corporation, Not-for-Profit, under Chapter 617 of the Florida Statutes, adopt the following Articles of Incorporation.

ARTICLE I. NAME

The name of this corporation is THE FISCHER MEDICAL CENTRE CONDOMINIUM ASSOCIATION, INC., hereinafter referred to as the "Association" or "Corporation."

ARTICLE II. PURPOSES

The purpose for which the Association is organized is to provide an entity pursuant to Chapter 718 of the Florida Statutes, for the maintenance, preservation, administration, and management of THE FISCHER MEDICAL CENTRE CONDOMINIUM ASSOCIATION, (hereafter the "Condominium") a condominium to be established, located on lands owned by THE FISCHER FAMILY TRUST, and to undertake the duties and acts incident to administration, management and operation of said condominium.

The Corporation is organized and operated solely for administrative and managerial purposes. It is not intended that the Corporation show any net earnings, but no part of any net earnings that do occur shall inure to the benefit of any private member. If, in any taxable year, the net income of the Corporation from all sources other than casualty insurance proceeds and other nonrecurring items exceeds the sum of: (1) total common expenses for which payment has been made or liability incurred within the taxable year; and (2) reasonable reserves for common expenses and other liabilities in the next succeeding taxable year, such excess shall be held by the Corporation and used to reduce the amount of assessments that would otherwise be required in the following year. For such purposes, each unit owner will be credited with the portion of any excess that is proportionate to his or her interest in the common elements of the Condominium.

ARTICLE III. MEMBERS

Each Condominium unit shall have appurtenant to it a membership in the Corporation, which membership shall be held by the person or entity, or in common by the persons or entities owning such unit, except that no person or entity holding title to a unit as security for performance of an obligation shall acquire the membership appurtenant to the unit by virtue of the title ownership. In no event may any membership be severed from the unit to which it is appurtenant.

Each membership in the Corporation shall entitle the holder or holders of it to exercise that proportion of the total voting power of the Corporation corresponding to the proportionate undivided interest in the common elements appurtenant to the unit to which the membership corresponds, as established in the Declaration.

FILED
16 FEB 26 AM 11:30
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE IV. PRINCIPAL OFFICE AND INITIAL REGISTERED AGENT

The principal office of the Corporation is located at:
595 Oak Commons Boulevard, Suite B, Kissimmee, Florida 34741.

The name and address of the initial registered agent of the Corporation is:
Dr. Robert Fischer, 595 Oak Commons Boulevard, Suite B, Kissimmee, Florida 34741.

ARTICLE V. INCORPORATORS

The names and residences of the Incorporators of the Corporation are as follows:

<u>Name of Incorporator</u>	<u>Residence of Incorporator</u>
<i>Dr. Robert Fischer</i>	<i>595 Oak Commons Blvd, Suite B, Kissimmee, FL 34741</i>

ARTICLE VI. DIRECTORS

The number of persons constituting the first board of directors is 3 (three). The names and addresses of the directors who are to serve until the first annual meeting of the members or until their successors are elected and qualified are:

<u>Name of Director</u>	<u>Address of Director</u>
<i>Dr. Robert Fischer</i>	<i>595 Oak Commons Blvd, Suite B, Kissimmee, FL 34741</i>
<i>Dolores Fischer</i>	<i>595 Oak Commons Blvd, Suite B, Kissimmee, FL 34741</i>
<i>Howard Fischer</i>	<i>595 Oak Commons Blvd, Suite B, Kissimmee, FL 34741</i>

At the first annual meeting, the members shall elect 3 directors; at each annual meeting after that the members shall elect 3 directors for a term of three years each.

[remainder of page intentionally left blank for formatting purposes]

ARTICLE VII. OFFICERS

The affairs of the Corporation are to be managed by a president, vice president, secretary, assistant secretary, and treasurer who will be accountable to the board of administration. Officers will be elected annually in the manner set forth in the bylaws.

<u>Name of Director</u>	<u>Title of Officer</u>
<i>Dr. Robert Fischer</i>	<i>President</i>
<i>Dolores Fischer</i>	<i>Vice President</i>
<i>Howard Fischer</i>	<i>Treasurer</i>

ARTICLE VIII. BYLAWS

Bylaws regulating operation of the Corporation are annexed to the Declaration. The bylaws may be amended by the first board of directors until the first annual meeting of members. Thereafter, the bylaws shall be amended by the members in the manner set forth in the bylaws.

ARTICLE IX. POWERS OF CORPORATION

To promote the health, safety, and welfare of the residents of THE FISCHER MEDICAL CENTRE CONDOMINIUM ASSOCIATION, INC., the Corporation may:

- (1) exercise all of the powers and perform all of the duties of the Association as set forth in the Declaration of Condominium and in the bylaws attached thereto, as those documents may from time to time be amended;
- (2) determine, levy, collect, and enforce payment by any lawful means of all assessments for common charges, and pay such common charges as the same become due;
- (3) engage the services of a professional corporate management agent and delegate to the agent any of the powers or duties granted to the Association of unit owners under the Declaration or Bylaws other than the power to engage or discharge the agent; the power to adopt, amend and repeal the provisions of it, or of the Declaration, Bylaws, or rules and regulations of the Condominium; and;
- (4) take and hold by lease, gift, purchase, devise or bequest any property, real or personal, including any unit in the Condominium, borrow money and mortgage any property to finance the acquisition of it on the majority vote of members, and transfer, lease, and convey any such property;
- (5) dedicate or otherwise transfer all or any portion of the common areas to any municipality, public agency, authority or utility on the approval of a majority vote of the members; and
- (6) have and exercise any and all rights, privileges and powers which may be held or exercised by corporations not for profit generally under Chapter 617 of the Florida Statutes, or by associations of unit owners under the Condominium Act.

ARTICLE X. DISSOLUTION

This Corporation may be dissolved at any time with the written consent of all the members to it. On dissolution, the assets of the Corporation shall be dedicated to an appropriate municipality, public agency or authority to be used for purposes similar to those for which the Corporation is organized. In the event such dedication is not accepted, such assets shall be conveyed or assigned to any nonprofit corporation, association, or other organization devoted to purposes similar to those for which this Corporation is organized.

ARTICLE XI. EFFECTIVE DATE

In witness, we, the undersigned, being the Incorporators of this Corporation, have, for the purpose of forming this not for profit corporation under the laws of the State of Florida, executed these articles of incorporation on 12th day of June, 2015.

INCORPORATOR


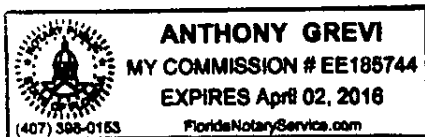


DR. ROBERT FISCHER, INCORPORATOR

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 12th day of JUNE, 2015 by Dr. Robert Fischer who provided a Florida Driver's License as identification, who executed the foregoing instrument, and who acknowledged before me that he executed same.


NOTARY PUBLIC

ACCEPTANCE BY REGISTERED AGENT

Having been named as registered agent to accept service of process for the above stated Corporation, at the place designed in this certificate, I am familiar with and the appointment as registered agent and agree to act in this capacity.



DR. ROBERT FISCHER, REGISTERED AGENT

FILED
16 FEB 26 AM 11:37
SECRETARY OF STATE
ALLAHASSEE, FLORIDA