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April 11, 2016

VIA FEDERAL EXPRESS

Department of State
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

Re: TRE MISTE CONDOMINIUM ASSOCIATION 2016, INC.

Ladies and Gentlemen:

Enclosed is one original and one photocopy of the Articles of Incorporation of Tre Mistе Condominium Association 2016, Inc., a Florida not-for-profit corporation together with our firm's check in the amount of \$78.75 representing the filing fee, registered agent fee and certified copy fee.

A self-addressed return envelope is enclosed for your use in returning the certified copy of the Articles back to us.

Thank you for your assistance in this regard and please feel free to contact me if you have any questions.

Sincerely,

Christine L. Greene, F.R.P.
Florida Registered Paralegal

Enc.

cc: Jeffrey Butt (w/o enc.)

FILED
16 APR 12 PM 2:51
TALLAHASSEE, FL

ARTICLES OF INCORPORATION
OF
TRE MISTE CONDOMINIUM ASSOCIATION 2016, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION

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The undersigned incorporators by these articles associate themselves for the purpose of forming a not-for-profit corporation under the laws of the State of Florida, and adopt the following articles of incorporation:

ARTICLE I. NAME

The name of the corporation is TRE MISTE CONDOMINIUM ASSOCIATION 2016, INC. For convenience, the corporation shall be referred to in this instrument as the "Association", these articles of incorporation as the "Articles", and the bylaws of the Association as the "Bylaws".

ARTICLE II. PRINCIPAL OFFICE

The initial principal office and mailing address of this corporation shall be:

2001 Gandy Blvd. North
St. Petersburg, FL 33702

ARTICLE III. TERM OF EXISTENCE

The term of the Association shall be the life of the Condominium, unless the Association is terminated sooner by the unanimous action of its members. The Association shall be terminated by the termination of the Condominium in accordance with the Declaration.

ARTICLE IV. PURPOSE

The Association is organized for the purpose of providing an entity under the Florida Condominium Act (the "Act") for the operation of a condominium located in Pinellas County, Florida, and known as TRE MISTE, A CONDOMINIUM (the "Condominium"), created under the Declaration of Condominium recorded in Official Records Book 4991, Page 76, as amended by Amendment recorded in Official Records Book 8141, Page 1867, both of the Public Records of Pinellas County, Florida (the "Declaration"); and the plat of which is recorded in Condominium Plat Book 48, Pages 28 through 30, inclusive, of the Public Records of Pinellas County, Florida (the "Plat"). The Association is to undertake the performance of and to carry out the acts and duties incident to the administration of the operation and management of the Condominium in accordance with the terms, provisions, conditions and authorizations contained in these Articles and which may be contained in the Declaration, encompassing the real property described above and the improvements thereon that have been submitted to condominium ownership; and to own, maintain, manage, operate, lease, sell, trade and otherwise deal with such property, whether real or personal, as may be necessary and convenient in the administration of

the Condominium. All terms set forth in these Articles are defined in the Declaration shall have such meanings as are therein set forth unless herein specifically otherwise defined.

ARTICLE V. MEMBERS

The qualification of members, the manner of their admission to membership and termination of such membership and voting by such members shall be as follows:

1. All unit owners shall be members of the Association.
2. Membership in the Association shall be established by recording in the Public Records of Pinellas County, Florida, an instrument or deed establishing a fee simply interest in a Condominium Parcel or evidencing a change of record title to a Condominium Parcel in the Condominium and the notification in writing to the Association of the recording information. The new record owner designated by such instrument thereby becomes a member of the Association if his purchase was in compliance with the Declaration. The membership of the prior owner shall thereby terminate.
3. The share of a member in the funds and assets of the Association cannot be assigned, pledged or transferred in any manner except as an appurtenance to the individual Unit.
4. Members of the Association shall be entitled to (1) vote for each Unit owned by such member. If the Unit is jointly owned by two or more persons (or by a corporation), the joint owners or the corporation, as the case may be, shall designate one person who shall exercise the right to vote permitted for each Unit so owned in the manner as provided in the Bylaws. Voting rights will be exercised in the manner provided by the Bylaws of the Association.
5. The Bylaws shall provide for an annual meeting of members, and may make provisions for regular and special meetings of members other than the annual meeting.

ARTICLE VI. POWERS

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

1. The association shall have all the common law and statutory powers of a not-for-profit corporation which are not in conflict with the terms of these Articles, the Declaration, and the Bylaws of the Association or the Act.
2. The Association shall have all the powers and duties granted to the Association by the Act. The Association shall have all the powers reasonably necessary to implement the purpose of the Association, and all of the powers granted to it in the Declaration. Without limiting the generality of the foregoing, the Association shall have power:
 - a. To make and collect assessments, fees and other charges against members, as Unit Owners, and to use the proceeds thereof in the exercise of its powers and duties;

- b. To buy, own, operate, lease, sell, rent, trade and mortgage both real and personal property as may be necessary or convenient in the administration of the Condominium;
 - c. To make and amend reasonable rules and regulations for the maintenance, conservation and use of the Condominium Property, and for the health, comfort, safety and welfare of the Unit Owners;
 - d. To approve or disapprove the transfer, mortgaging, ownership and possession of the Units as may be provided by the Declaration;
 - e. To contract for the management of the Condominium Property and to delegate to such contractors all powers and duties of the Association, except those which may be required by the Declaration to have approval of the Board of Directors or the Unit Owners as members of the Association;
 - f. To maintain, repair, replace, reconstruct, add to and operate the Condominium Property, and other property acquired or leased by the Association for use by the Unit Owners;
 - g. To purchase insurance upon the Condominium Property and insurance for the protection of the Association, its officers, directors and members as Unit Owners; and
 - h. To employ personnel to perform the service required for the proper operation of the Condominium;
3. All funds and the title to all properties acquired by the Association and their proceeds shall be held for the benefit and use of the Members in accordance with the provisions of the Declaration, these Articles and the Bylaws.
4. The Association shall make no distribution of income to its members, directors or officers, except that it may pay reasonable salaries of compensation to any such officers it may deem proper from time to time.
5. The powers of the Association shall be subject to and shall be exercised in accordance with the provisions hereof, the Declaration, the Bylaws and the Act.

ARTICLE VII. DIRECTORS

1. The property, business and affairs of the Association shall be managed by a Board consisting of the number of directors determined by the Bylaws, but which shall consist of not less than three (3) directors. Directors need not be members of the Association.
2. All of the duties and powers of the Association existing under the Act, the Declaration, these Articles and the Bylaws shall be exercised exclusively by the Board of Directors, its agents, contractors or employees, subject only to the approval by Unit Owners, or Institutional Mortgagees when such approval is specifically required.
3. 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 in the Board of directors shall be filled in the manner provided by the Bylaws.

4. The Members have appointed the first Board of Directors who shall hold office for the period described in the Bylaws.
5. 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, as provided in the Bylaws, are as follows:

| NAME | ADDRESS |
|---------------|--|
| Tony L. Love | c/o St. Petersburg Housing Authority 2001 Gandy Blvd. North St. Petersburg, FL 33702 |
| Melinda Perry | c/o St. Petersburg Housing Authority 2001 Gandy Blvd. North St. Petersburg, FL 33702 |
| Robin Adams | c/o St. Petersburg Housing Authority 2001 Gandy Blvd. North St. Petersburg, FL 33702 |

ARTICLE VIII. OFFICERS

The affairs of the Association shall be administered by the officers holding the offices designated in the Bylaws. The officers shall be elected by the Board of directors of the Association at the first meeting following the annual meeting of the Members of the Association and shall serve at the pleasure of the Board of Directors. The Bylaws may provide for the removal from office of officers, for filling vacancies and for the duties of the officers. The names and address of the officers who shall serve until their successors are designate by the Board of Directors are as follows:

| NAME | ADDRESS | OFFICE |
|---------------|--|-----------|
| Tony L. Love | c/o St. Petersburg Housing Authority 2001 Gandy Blvd. North St. Petersburg, FL 33702 | President |
| Melinda Perry | c/o St. Petersburg Housing Authority 2001 Gandy Blvd. North St. Petersburg, FL 33702 | Treasurer |
| Robin Adams | c/o St. Petersburg Housing Authority 2001 Gandy Blvd. North St. Petersburg, FL 33702 | Secretary |

ARTICLE IX. INDEMNIFICATION

1. The Association shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending, or contemplated action, suit or proceeding, whether civil, criminal, administrative or investigative by reason of the fact that he is or was a director, employee, officer or agent of the Association, against expenses (including attorney's fees and appellate attorney's fees), judgments, penalties, fines and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit or proceedings, if he acted in good faith and in a manner he reasonably believed to be in or not opposed to the best interest of the association, and with respect to any criminal action or proceeding, had no reasonable cause to believe his conduct was unlawful, except that no indemnification shall be made in respect of any claim, issue or matter as to which such person shall have been adjudged to be liable for gross negligence or misfeasance or malfeasance in the performance of his duty to the Association unless and only to the extent that the court in which such action or suit was brought shall determine upon application that despite the adjudication of liability, but in view of all of the circumstances of the case, such person is fairly and reasonably entitled to indemnification for such expenses which such court shall deem proper. The termination of any action, suit or proceeding by judgment, order, settlement, conviction or upon a plea of nolo contendere or its equivalent shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he reasonably believed to be in or not opposed to the best interest of the Association, and with respect to any criminal action or proceeding, had reasonable cause to believe that his conduct was unlawful.
2. To the extent that a director, officer, employee or agent of the association has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to in Section 1 above or in defense of any claim, issue or matter therein, he shall be indemnified against expenses (including attorney's fees and appellate attorney's fees) actually and reasonably incurred by him in connection therewith.
3. Any indemnification under Section 1 above (unless ordered by a court) shall be made by the Association only as authorized in the specific case upon a determination that indemnification of the director, officer, employee or agent is proper in the circumstances because he has met the applicable standard of conduct set forth in Section 1 above. Such determination shall be made (a) by the Board of Directors by a majority vote of a quorum consisting of directors who were not parties to such action, suit or proceeding, or (b) if such quorum is not obtainable, or even if obtainable, if a quorum of disinterested directors so directs, by independent legal counsel in a written opinion, or by a majority of the Members of the Association.
4. Expenses incurred in defending a civil or criminal action, suit or proceeding may be paid by the Association in advance of the final disposition of such action, suit or proceedings as authorized by the Board of directors in the specific case upon receipt of an undertaking by or on behalf of the director, officer, employee or agent to repay such amount unless it

shall ultimately be determined that he is entitled to be indemnified by the Association as authorized in this Article IX.

5. 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, employee or agent and shall inure to the benefit of the heirs and personal representatives of such person.
6. The Association shall have the power to purchase and maintain insurance on behalf of any person who is or was a director, officer, employee or agent of the Association, or is or was serving, at the request of the Association, as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, against any liability asserted against him and incurred by him in any such capacity, or arising out of his status as such, whether or not the Association would have the power to indemnify him against such liability under the provisions of this Article.

ARTICLE X. BYLAWS

The first Bylaws of the Association shall be those Bylaws appended to the Declaration as amended by the Second Certificate of Amendment of Declaration of Condominium of Tre Miste, a Condominium to be recorded in the Public Records of Pinellas County, Florida.

ARTICLE XI. AMENDMENTS

1. These Articles of Incorporation may be amended in the following manner:
 - a. Notice of the subject matter of the proposed amendment shall be included in a notice of any regular and special meeting at which such proposed amendment is considered.
 - b. A resolution approving a proposed amendment may be proposed by either a majority of the board of Directors or by not less than fifty (50) percent of the voting interest of the Members of the Association, and after being proposed by one of said bodies, it must be submitted for approval and thereupon receive approval by the other body. Such approval must be by an affirmative vote of not less than one hundred (100) percent of the board of directors and one hundred (100) percent of the voting interest.
 - c. Provided, however, that no amendment shall make any changes in the qualifications for membership nor in the voting rights or property rights of members, nor any changes in Sections 3, 4 and 5 of Article VI, entitled "Powers" without the approval in writing of all members and the joinder of all record owners of mortgages upon Units. No amendment shall be made that is in conflict with the Act, the Declaration or Bylaws.

Articles of amendment containing the approved amendment shall be executed by the Association (by its President or Vice President and acknowledged by its Secretary). The

Articles of Amendment shall set forth: (a) the name of the Association; (b) the Amendment(s) so adopted; and (c) the date of the adoption of the amendment by the Members. The Articles of Amendment shall be filed, along with the appropriate filing fees, within ten (10) days from approval with the office of the Secretary of State of Florida for approval.

ARTICLE XII. SUBSCRIBERS

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

| NAME | ADDRESS |
|--------------|--|
| Tony L. Love | c/o St. Petersburg Housing Authority 2001 Gandy Blvd. North St. Petersburg, FL 33702 |

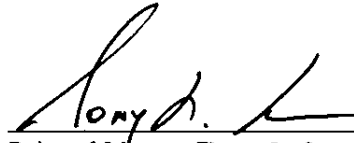
ARTICLE XIII. RESIDENT AGENT

The Resident Agent of the Association for purposes of accepting service of process shall be: Tony L. Love at c/o St. Petersburg Housing Authority, 2001 Gandy Blvd. North, St. Petersburg, FL 33702.

ARTICLE XIV. CONSTRUCTION

Wherever the masculine singular form of the pronoun is used in these Articles, it shall be construed to mean the masculine, feminine or neuter, singular or plural, whenever the context so requires. Should any of the terms, provisions or conditions herein imposed become unenforceable at law, or in equity, the remaining provisions of these Articles shall, nevertheless, be and remain in full force and effect.

IN WITNESS WHEREOF, these Articles of Incorporation have been executed as of the 1st day of April, 2016.



Printed Name: Tony L. Love

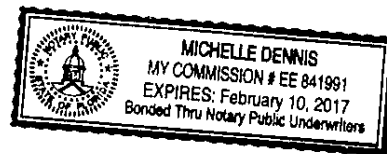
STATE OF FLORIDA
COUNTY OF PINELLAS

I hereby certify that on this day, before me, the undersigned Notary Public, personally appeared Tony L. Love, to me known to be the subscribed to the Articles of Incorporation, and he acknowledged before me that he executed the same for the purposes therein expressed. He is personally know to me or has produced _____ as identification.

Witness my hand and official seal at said County and State this 29 day of MARCH,
2016.

[SEAL]

Michelle Dennis
Notary Public – State of Florida
Name: Michelle Dennis
Commission No.: EE 841991
My Commission Expires: 2/10/2017



**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE**

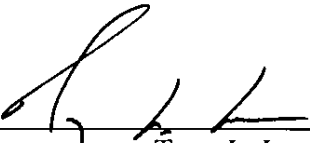
Pursuant to the provisions of Section 607.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida:

1. The name of the corporation is:

TRE MISTE CONDOMINIUM ASSOCIATION 2016, INC.

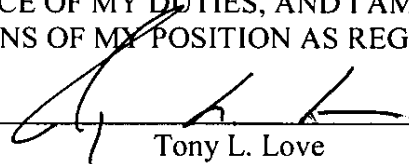
2. The name and address of the registered agent and office is:

Tony L. Love
c/o St. Petersburg Housing Authority
2001 Gandy Blvd. North
St. Petersburg, FL 33702



Tony L. Love
Date: 3/29/16

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.



Tony L. Love
Date: 3/29/16

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ST. PETERSBURG, FL