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2016 AUG -1 AM 9:25
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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COVER LETTER

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

SUBJECT: Floral Park Villas #11, 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: Tucker + Tighe: ATTN- LEE BALLARD, ESQ
Name (Printed or typed)

800 E. Broward Blvd. Ste 710
Address

Fort Lauderdale, FL 33301
City, State & Zip

954-467-7744
Daytime Telephone number

Mthurston@acclaimcares.com
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: Floral Park Villas #11, Inc.

ARTICLE II PRINCIPAL OFFICE

Principal street address:

~~4360 W. Oakland Park Blvd.~~
3000 NW 43 Terrace
Lauderdale Lakes, FL 33313

Mailing address, if different is:

c/o Acclaim Management, Inc.
4360 W. Oakland Park Blvd.
Lauderdale Lakes, FL 33313

ARTICLE III PURPOSE

The purpose for which the corporation is organized is: See Attached

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TALLAHASSEE, FLORIDA

ARTICLE IV MANNER OF ELECTION The manner in which the directors are elected and appointed: See Attached

ARTICLE V INITIAL OFFICERS AND/OR DIRECTORS

Name and Title: See Attached Name and Title: _____

Address: _____ Address: _____

Name and Title: _____ Name and Title: _____

Address: _____ Address: _____

Name and Title: _____ Name and Title: _____

Address: _____ Address: _____

Name and Title: Kessurt Mullings President Name and Title: _____

Address: 5900 NW 44 Street Address: _____
Bldg 5 Apt 405 _____
Lauderhill, FL 33319 _____

Name and Title: Rosetta Brown ^{Vice} President Name and Title: 1

Address: 3000 NW 43 Terrace Apt 105 Address: _____
Lauderdale Lakes _____
FL 33313 _____

ARTICLE VI REGISTERED AGENT

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

Name: Tucker + Tighe, P.A.
Address: 800 E. Broward Blvd. Suite 710
Fort Lauderdale, FL 33301

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TALLAHASSEE, FLORIDA

ARTICLE VII INCORPORATOR

The name and address of the Incorporator is:

Name: Kessurt Mullings
Address: 3000 NW 43 Terrace
Lauderdale Lakes, FL 33313

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

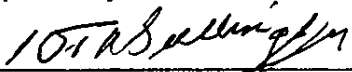


Required Signature of Registered Agent

4/18/16

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.

X 

Required Signature of Incorporator

7/18/16

Date

ARTICLES OF INCORPORATION
OF
FLORAL PARK VILLAS #11, INC.
(A Non-Profit Corporation)

WE, the undersigned, acknowledge and file in the office of the Secretary of State of the State of Florida, for the purpose of forming a non-profit corporation in accordance with the laws of the State of Florida, these Articles of Incorporation, as by law provided.

ARTICLE I

The name of this corporation shall be FLORAL PARK VILLAS #11, INC., and the principal offices shall be in Broward County, Florida.

ARTICLE II

The purposes for which this corporation is formed are as follows:

- A. To form an "association" as defined in the "Condominium Act" of the Statutes of the State of Florida, and in conjunction therewith, to hold legal title to the property described as:

A portion of the Northeast one-quarter (NE 1/4) of Section 25, Township 49 South, Range 41 East, Broward County, Florida, more fully described as follows:

Commencing at the Northeast corner of the said Northeast one-quarter (NE 1/4) of Section 25; thence due West along the North line of the said Northeast one-quarter (NE 1/4) of Section 25, a distance of 930.11 feet; thence South 0° 55' 50" East a distance of 491.83 feet; thence South 89° 04' 10" West a distance of 60.19 feet to the Point of Beginning; thence North 0° 55' 50" West a distance of 119.81 feet; thence South 89° 04' 10" West a distance of 12.80 feet; thence South 59° 04' 10" West a distance of 152.93 feet; thence South 89° 04' 10" West a distance of 84.57 feet to a point on the East boundary line of LAUDERDALE LAKES WESTGATE SECTION 3, according to the plat thereof recorded

in Plat Book 53, Page 10, of the public records of Broward County, Florida; thence South 0° 55' 50" East along the said West boundary line, a distance of 115.00 feet; thence North 89° 04' 10" East a distance of 105.70 feet; thence North 59° 04' 10" East a distance of 143.32 feet to the Point of Beginning. Containing 28,028 square feet or 0.644 Acres more or less,

And as such to establish and collect assessments from the unit owners and members for the purpose of operating, maintaining, managing, repairing, improving and administering the condominium property, and to perform the acts and duties desirable for apartment house management for the units and common elements.

- B. To establish a "Declaration of Restrictions, Reservations, Conditions, Covenants and Easements of FLORAL PARK VILLAS #11 CONDOMINIUM", and to carry out duties and obligations and receive the benefits given the association by that Declaration or by separate conveyance.
- C. To establish by-laws for the operation of the condominium property providing for the form of administration and rules and regulations for governing the association.

To accomplish the forgoing purposes, the corporation shall have all corporate powers permitted under Florida law, including the capacity to contract, bring suit and be sued, and those provided by the "Condominium Act." No part of the income of this corporation shall be distributed to the members, directors and officers of the corporation.

ARTICLE III

Section 1. All unit owners of a condominium parcel shall automatically be members, and their membership shall automatically terminate when they are no longer owners of a unit.

Section 2. There shall be no more than fifteen (15) voting members at any one time. Each member shall be entitled to one vote for each share in the membership held by the unit member. There shall be issued a total of one hundred ninety three (193) shares allocated as follows:

<u>Units</u>				<u>Number of Shares</u>
101	2	bedroom	regular	14
102	1	bedroom		12
103	1	bedroom		12
104	1	bedroom		12
105	2	bedroom	with family	15
106	2	bedroom	regular	14
107	1	bedroom		12
201	2	bedroom	with family	15
202	1	bedroom		12
203	1	bedroom		12
204	1	bedroom		12
205	2	bedroom	with family	15
206	2	bedroom	regular	14
207	1	bedroom		12
208		studio		10

A corporation or any individual with an interest in more than one unit may be designated the voting member for each unit in which he owns an interest.

ARTICLE IV

The corporation shall have perpetual existence.

ARTICLE V

The names and residences of the Subscribers are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Kessurt Mullings	3000 NW 43 Terrace Lauderdale Lakes, FL 33313
Rosetta Brown	3000 NW 43 Terrace Lauderdale Lakes, FL 33313

Santina Moro

3000 NW 43 Terrace
Lauderdale Lakes, FL 33313

ARTICLE VI

Section 1. The affairs and property of this corporation shall be managed and governed by a Board of Directors composed of not less than three (3) nor more than seven (7) persons.

Section 2. Directors shall be elected by the voting members in accordance with the by-laws at the regular annual meeting of the membership of the corporation to be held on the second Monday in October in each year. Directors shall be elected to serve for a term of one year. In the event of a vacancy the elected Directors may appoint an additional Director to serve the balance of said year.

Section 3. All officers shall be elected by the Board of Directors in accordance with the by-laws at the regular annual meeting of the Board of Directors on the second Monday in October in each year, to be held immediately following the annual meeting of the membership. The Board of Directors, shall elect from among the members a President, Vice-President, Secretary, Treasurer and such other officers as it shall deem desirable consistent with the corporate by-laws.

ARTICLE VII

The names of the officers who shall serve until the next election are as follows:

<u>NAME</u>	<u>OFFICE</u>
Kessurt Mullings	President
Rosetta Brown	Vice President
Santina Moro	Secretary Treasurer

ARTICLE VIII

The following three (3) persons shall constitute the Board of Directors and shall serve until the next elections of the Board of Directors at the next regular annual meeting of the members:

<u>NAME</u>	<u>ADDRESS</u>
Kessurt Mullings	3000 NW 43 Terrace Lauderdale Lakes, FL 33313
Rosetta Brown	3000 NW 43 Terrace Lauderdale Lakes, FL 33313
Santina Moro	3000 NW 43 Terrace Lauderdale Lakes, FL 33313

ARTICLE IX

The by-laws of this corporation may be altered, amended or rescinded at any duly called meeting of the members provided that the notice of meeting contains a full statement of the proposed amendment, a quorum is in attendance, and there be an affirmative vote of 3/4th of the qualified voting members of the corporation.

ARTICLE X

Section 1. Proposals for the alteration, amendment or rescission of these Articles of Incorporation may be made by any five (5) of the voting members. Such proposals shall set forth the proposed alteration, amendment or rescission, shall be in writing filed by the five members, and delivered to the President not less than twenty (20) days prior to the membership meeting at which such proposal is voted upon. The Secretary shall give to each voting member notice setting out the proposed alteration, amendment or rescission and the time of the meeting at which such proposal will be voted upon, and such notice shall be given not less than fifteen (15) days prior to the date set for such meeting,

and it shall be given in the manner provided in the by-laws. An affirmative vote of eighty percent of the qualified voting members of the corporation is required for the requested alteration, amendment or rescission.

Section 2. Any voting member may waive any or all of the requirements of this Article as to notice by the Secretary or proposals to the President for alteration, amendment or rescission of the these Articles either before, at or after a membership meeting at which a vote is taken to amend, alter or rescind these Article in whole or in part.

IN WITNESS WHEREOF, we hereunto set our hands and seals at Lauderdale Lakes, Broward County, Florida, this 18 day of July, 2016.

Signed, sealed and delivered
in the presence of:


(Witness)

(Witness)


Kessurt Mullings (SEAL)

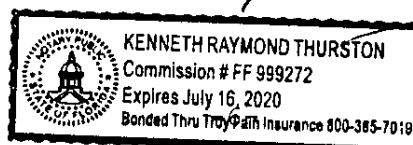

Rosetta Brown (SEAL)

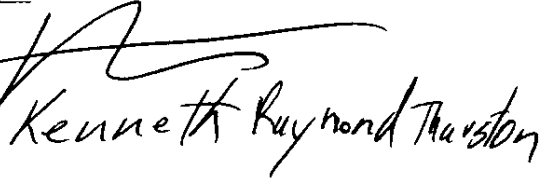

Santina Moro (SEAL)

STATE OF FLORIDA)
:
COUNTY OF BROWARD)

ON THIS DAY personally appeared before me, the undersigned officer, duly authorized to take acknowledgments, Kessurt Mullings, Rosetta Brown, Santina Moro, to me well known and known to me to be the subscribers described in and who executed the foregoing Articles of Incorporation, and acknowledged before me that they executed the same freely and voluntarily for the uses and purposes therein expressed.

WITNESS my hand and official seal at Lauderdale Lakes, said County, and State, this 18 day of July, 2016.




Kenneth Raymond Thurston