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2016 OCT 18 PM 1:08  
SEVENTH JUDICIAL CIRCUIT  
TALLAHASSEE, FLORIDA

V HERRING  
OCT 24 2016

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Stephan C. Nikoloff, Esq.\*  
Tiffany A. Grant, Esq.  
Daniel J. Greenberg, Esq.

\*also admitted in PA

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October 12, 2016

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

**Re: Filing Articles of Incorporation  
For Beacon Community Club, Inc.**

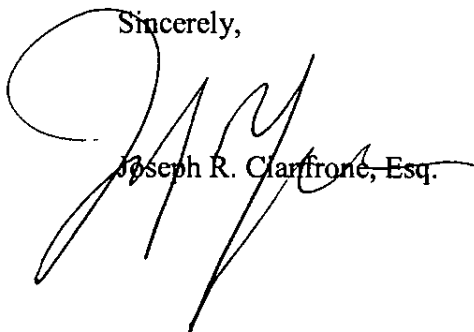
Dear Sir/Madame:

Enclosed please find original Articles of Incorporation for Beacon Community Club, Inc., along with one copy of same.

Please file same and return a certified copy to the our office in the enclosed self-addressed, stamped envelope.

A check made payable to the Florida Department of State in the amount of \$78.75 is enclosed for the Division's fees.

Sincerely,



Joseph R. Cianfrone, Esq.

JRC:dls  
Enclosures

PREPARED BY AND RETURN TO:  
CIANFRONE, NIKOLOFF, GRANT, GREENBERG & SINCLAIR, P.A.  
1964 BAYSHORE BOULEVARD, SUITE A  
DUNEDIN, FL 34698

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DEPARTMENT OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION  
OF  
BEACON COMMUNITY CLUB, INC.  
A Florida Corporation Not For Profit**

The undersigned incorporators, all residents of the State of Florida and all of full age, hereby associate ourselves together and make, subscribe, acknowledge and file with the Department of State of the State of Florida these Articles of Incorporation for the purpose of forming a corporation not for profit under the laws of the State of Florida.

**ARTICLE I**

**NAME AND ADDRESS**

The name of this corporation is BEACON COMMUNITY CLUB, INC., a Florida corporation not for profit, (hereinafter referred to as the "Club"). The principal office of the Club is located at 35246 US Highway 19 N, Suite 160, Palm Harbor, FL 34684.

**ARTICLE II**

**OFFICE AND REGISTERED AGENT**

The Club's registered office is 1964 Bayshore Boulevard, Suite A, Dunedin, Florida 34698, and its registered agent is Joseph R. Cianfrone who maintains a business office at the above address. Both the Club's registered office and registered agent may be changed from time to time by the Board of Directors as provided by law.

### **ARTICLE III**

#### **PURPOSE**

The Club does not contemplate pecuniary gain or profit to its members. The specific purposes for which it is formed are to maintain subdivision entryways and signage, and promote the health, safety and welfare of the residents of the subdivisions of Beacon Groves and Orangepointe, located in Palm Harbor, Florida.

### **ARTICLE IV**

#### **POWERS**

Without limitation, this Club is empowered as follows:

Section 1.     General Powers. Exercise all rights, powers, privileges and perform all duties, of this Club pursuant to the terms of these Articles of Incorporation and the Bylaws of the Club; to pay all expenses in connection therewith, and all office and other expenses incident to the conduct of the business of the Club, including all licenses, taxes or governmental charges levied or imposed against the property of the Club;

Section 2.     Property. In any lawful manner, acquire, own, hold, improve, manage, operate, maintain, repair, replace, convey, sell, lease, transfer, assign, and otherwise dispose of property of any nature whatsoever, real, personal, or mixed, tangible or intangible, in connection with this Club's affairs;

Section 3.     Costs. Pay all costs, expenses, and obligations lawfully incurred in connection with this Club's affairs including, without limitation, all licenses, taxes, or other governmental charges levied or imposed against this Club;

Section 4.     Mergers. With the approval of two-thirds (2/3) of the voting members present at vote, participate in mergers and consolidations with other non-profit corporations organized for similar purposes;

Section 5.     General. Have and exercise all common law rights, powers, and privileges, and those that a corporation not for profit may now or hereafter have or exercise under the laws of the State of Florida, together with all other rights, powers, and privileges reasonably to be implied from the existence of any right, power, or privilege so granted, or granted by these Articles of Incorporation, or reasonably necessarily to effectuate the exercise of any right, power or privilege so granted;

## **ARTICLE V**

### **MEMBERSHIP**

Every person who from time to time holds the record title to, or is a resident or lessee of a property/lot in Beacon Groves or Orangepointe subdivisions, may be a member of this Club, if he or she presently chooses and pays the requisite dues.

## **ARTICLE VI**

### **VOTING RIGHTS**

The Club shall have one class of voting membership, which shall be the members as above-defined. There shall be one (1) vote per property/lot for the member(s) who reside at the respective property/lot.

## **ARTICLE VII**

### **BOARD OF DIRECTORS**

Section 1. This Club's affairs are managed by a Board of Directors composed of three to nine Directors. The number of Directors from time to time may be changed by a majority vote of the membership at the annual meeting, but at all times it shall be an odd number of three or more. The initial Directors named below shall serve until this Club's first annual meeting. The term of office for the Directors shall be one year. Any Director may succeed himself or herself in office. Each member may cast as many votes for each vacancy as such member has, and the person receiving the largest number of votes cast for each vacancy is elected. Directors shall be Club members.

Section 2. The names and addresses of the persons who will serve as Directors until their successors have been duly elected and qualify, unless they sooner die, resign, or are removed, are:

<u>Name</u>	<u>Address</u>
James B. MacPherson	2349 Orangepointe Avenue Palm Harbor, FL 34683
Robert J. Govola	2475 Groveview Lane Palm Harbor, FL 34683
Eric Rosell	2482 Orangeside Road Palm Harbor, FL 34683

Betty J. Ladd

2041 Orangeside Road  
Palm Harbor, FL 34683

Robert Kelly

2254 Citrus Hill Lane  
Palm Harbor, FL 33763

## **ARTICLE VIII**

### **INCORPORATOR**

The name and address of the incorporator is:

**Name**

**Address**

Joseph R. Cianfrone

1964 Bayshore Boulevard, Suite A  
Dunedin, Florida 34698

## **ARTICLE IX**

### **DISSOLUTION**

This Club may be dissolved in the manner from time to time provided by the laws of the State of Florida and with the assent given in writing and signed by not less than two-thirds (2/3) of members present at a meeting called for such purpose. Upon dissolution of this Club in any manner other than incident to a merger or consolidation, all of this Club's assets must be evenly distributed to all contributing Club members. In no event, however, may any assets inure to the benefit of any member or other private individual.

## **ARTICLE X**

### **DURATION**

This Club shall exist perpetually.

ARTICLE XI

BYLAWS

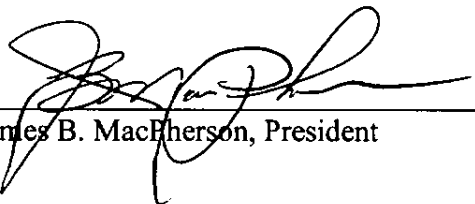
This Club's Bylaws initially will be adopted by the Board of Directors. Thereafter, the Bylaws may be altered, amended, or rescinded only with the approval of two-thirds (2/3) of voting members present in person, or by proxy, at a meeting called for such purpose.

ARTICLE XII

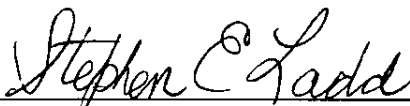
AMENDMENTS

Amendments to these Articles of Incorporation may be proposed and adopted in the manner from time to time provided by the laws of the State of Florida, provided that each such amendment must have the approval of two-thirds (2/3) of the voting members present in person, or by proxy, at a meeting called for such purpose.

IN WITNESS WHEREOF, these Articles of Incorporation are hereby executed and adopted on this 11 day of October, 2016.

  
James B. MacPherson, President

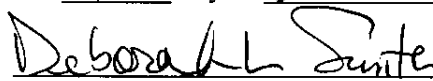
Attest:

  
STEPHEN E. LADD Secretary

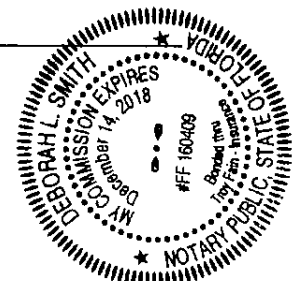
STATE OF FLORIDA  
COUNTY OF PINELLAS

BEFORE ME, the undersigned authority, this day personally appeared James B. MacPherson, as President and Stephen E. Ladd, as Secretary, and signed the foregoing Articles of Incorporation of Beacon Community Club, Inc., and who acknowledged to me that they executed and subscribed such Articles of Incorporation for the purposes set forth herein.

WITNESS my hand and official seal this 11<sup>th</sup> day of October, 2016.

  
NOTARY PUBLIC  
STATE OF FLORIDA

My Commission Expires:



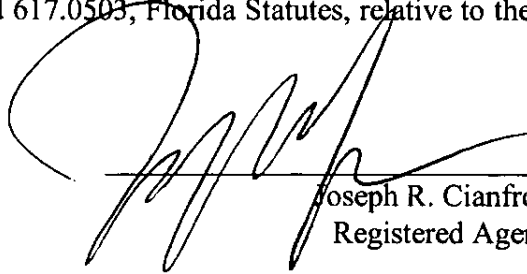
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**ACCEPTANCE OF REGISTERED AGENT**

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Having been named to accept service of process for the foregoing 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, including the duties and obligations imposed by Chapter 617.0501 and 617.0503, Florida Statutes, relative to the proper and complete performance of my duties.



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Joseph R. Cianfrone  
Registered Agent