

N16973

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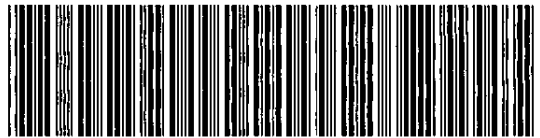
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**COVER LETTER**

**TO:** Amendment Section  
Division of Corporations

**NAME OF CORPORATION:** MEADOW BROOK OF GAINESVILLE PROPERTY OWNERS ASSOC, INC

**DOCUMENT NUMBER:** N16973

The enclosed *Articles of Amendment* and fee are submitted for filing.

Please return all correspondence concerning this matter to the following:

D JEFFREY SAUSAMAN  
(Name of Contact Person)

ACTION REAL ESTATE SERVICES  
(Firm/ Company)

6110-B NW 1 PL  
(Address)

GAINESVILLE FL 32607  
(City/ State and Zip Code)

PRODMAN@ACTION-REACTORS.COM  
E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

D JEFFREY SAUSAMAN at ( 352 ) 3311137  
(Name of Contact Person) (Area Code & Daytime Telephone Number)

Enclosed is a check for the following amount made payable to the Florida Department of State:

- |   |  |   |  |
|---|--|---|--|
| <input checked="" type="checkbox"/> \$35 Filing Fee | <input type="checkbox"/> \$43.75 Filing Fee &<br>Certificate of Status | <input type="checkbox"/> \$43.75 Filing Fee &<br>Certified Copy<br>(Additional copy is<br>enclosed) | <input type="checkbox"/> \$52.50 Filing Fee<br>Certificate of Status<br>Certified Copy<br>(Additional Copy<br>is enclosed) |
|---|--|---|--|

**Mailing Address**  
Amendment Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

**Street Address**  
Amendment Section  
Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, FL 32301



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

August 13, 2009

D. JEFFREY SAUSA  
6110-B NW 1 PL  
GAINESVILLE, FL 32607

SUBJECT: MEADOWBROOK OF GAINESVILLE PROPERTY OWNERS'  
ASSOCIATION, INC.  
Ref. Number: N16973

We have received your document for MEADOWBROOK OF GAINESVILLE PROPERTY OWNERS' ASSOCIATION, INC. and your check(s) totaling \$35.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

Please file the document as either Articles of Amendment or Restated Articles of Incorporation pursuant to applicable Florida Statutes.

Restated Articles of Incorporation for a Florida nonprofit corporation are filed pursuant to section 617.1007, Florida Statutes. Enclosed is a copy of chapter 617.

Please return 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) 245-6916.

Carol Mustain  
Regulatory Specialist II

Letter Number: 809A00027641

*REC 10/2*  
*They filled out  
our form with NC  
thor attached A+Rsk Act  
without nonechan  
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**MEADOWBROOK AT GAINESVILLE  
PROPERTY OWNERS' ASSOCIATION, INC.**

## ARTICLE I

## ARTICLE II

B. The Association shall make no distribution of income to its members, Directors, or Officers.

## POWERS

The Association shall have all the powers of a nonprofit corporation organized under the laws of the state of Florida, subject only to such limitations upon the exercise of such powers as are expressly set forth in these Articles, the Bylaws, or the Declaration of Covenants and

Restrictions. The Association shall have the power and duty to do any and all lawful things which may be authorized, assigned, required or permitted to be done by the Declaration, these Articles, and the Bylaws, and to do and perform any and all acts which may be necessary or proper for, or incidental to, the exercise of any of the duties or powers of the Association for the benefit of the Owners and for the maintenance, administration, and improvement of the Property or Common Property within its jurisdiction. Unless otherwise specifically prohibited, any and all functions, duties and powers of the Association shall be fully transferable, in whole or in part, to any developer, management agent, governmental unit, public body, or similar entity. Any instrument effecting such a transfer shall specify the duration thereof and the means of revocation.

#### ARTICLE IV

##### MEMBERS

A. The members of the Association shall consist of all of the record Owners of Units in Meadowbrook.

B. Change of membership in the Association shall be established by recording in the Public Records of Alachua County, Florida, a deed or other instrument establishing a record title to a Unit in Meadowbrook, and the delivery to the Association a copy of the recorded deed or other instrument. The Owner designated by such instrument thus becomes a member of the Association and the membership of the prior Owner is terminated as of the date of execution of such instrument.

C. The share of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except under transfer to the title of his Unit.

D. The Owner of each Parcel shall be entitled to one vote as a member of the Association. The exact number of votes to be cast by Unit Owners and the manner of exercising voting rights, shall be determined by the By-Laws of the Association; subject, however, to the terms and conditions of the Declaration of Covenants and Restrictions for Meadowbrook at Gainesville.

#### ARTICLE V

##### DIRECTORS

A. The affairs of the Association will be managed by a Board consisting of not less than five (5) nor more than nine (9) Directors, all of whom shall be members of the Association. Each Community, as defined in the Declaration of Covenants and Restrictions for Meadowbrook at Gainesville, shall be represented by at least one Director.

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

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

Carolyn Roberts  
3620 NW 105<sup>th</sup> Way  
Gainesville, FL 32606

Larry Ligammare  
10554 NW 36<sup>th</sup> Pl  
Gainesville, FL 32606

Charlie Strang  
10437 NW 35<sup>th</sup> Pl  
Gainesville, FL 32606

Barbara Shoudy  
3411 NW 103<sup>rd</sup> Dr  
Gainesville, FL 32606

Richard Tarbox  
10549 NW 32<sup>nd</sup> Rd  
Gainesville, FL 32606

Dennis Scott  
2730 NW 105<sup>th</sup> Dr  
Gainesville, FL 32606

Mary Buff  
10508 NW 32<sup>nd</sup> Pl  
Gainesville, FL 32606

Carol Clifton  
10452 NW 35<sup>th</sup> Pl  
Gainesville, Fl. 32606

Juanita Tyszka  
2724 NW 105<sup>th</sup> Dr  
Gainesville, Fl. 32606

## ARTICLE VI

### OFFICERS

The affairs of the Association shall be administered by the Officers designated in the By-Laws. The Officers shall be elected by the Board of Directors at its 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>POST OFFICE ADDRESS</u>
PRESIDENT.....	- Carolyn Roberts	3620 NW 105 <sup>th</sup> Way, Gainesville, FL 32606
VICE PRESIDENT.	- Larry Ligammare	10554 NW 36 <sup>th</sup> Pl., Gainesville, FL 32606
SECRETARY.....	- Barbara Shoudy	3411 NW 103 <sup>rd</sup> "Dr, Gainesville, FL 32606
TREASURER.....	- Richard Tarbox	10549 NW 32 <sup>nd</sup> Rd, Gainesville, FL 32606

## ARTICLE VII

### 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 any 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.

## ARTICLE VIII

### BY-LAWS

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

## ARTICLE IX

### AMENDMENTS

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

A. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

B. A resolution approving a proposed amendment may be proposed either by the Board of Directors or by the members of the Association;

1. Such approvals must be by not less than fifty-one per cent (51%) of the entire membership of the Board of Directors and by not less than fifty-one per cent (51%) of the votes of the membership of the Association voting in person and by proxy; or

2. By not less than sixty per cent (60%) of the votes of the membership of the Association filing in person or by proxy at a meeting held for such purpose.

C. 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, and joinder of all record owners of mortgages upon the Parcels. No amendment shall be made that is in conflict with the Declaration of Covenants and Restrictions of Meadowbrook at Gainesville or the laws of the State of Florida.

## ARTICLE X

### TERM

The term of the Association shall be perpetual.

## ARTICLE XI

### DISSOLUTION


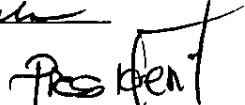
In the event of dissolution or final liquidation of the Association, the assets, both real and personal of the Association, shall be dedicated to an appropriate public agency or utility to be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the Association. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization, to be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the Association. No such disposition of Association Properties shall be effective to divest or diminish any right or title of any member vested in him under the recorded covenants and deeds applicable to Meadowbrook unless made in accordance with the provisions of such covenants and deeds.

## ARTICLE XII

### REGISTERED AGENT AND OFFICE

The initial registered office of the corporation shall be located at: 3111 N.W. 105<sup>th</sup> Blvd., Gainesville, Florida 32606. The initial Registered Agent at said address shall be the Manager, D. Jeffrey Sausaman.

The undersigned, as President of MEADOWBROOK AT GAINESVILLE PROPERTY OWNERS ASSOCIATION, INC. hereby certifies that the following Restated Articles of Incorporation for Meadowbrook at Gainesville Property Owners Association, Inc., were duly approved by the written signature of no less than 51 % of the association membership.

  
Carolyn Roberts  


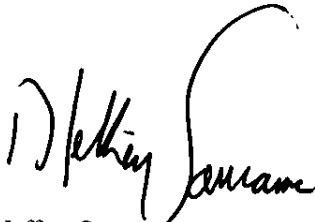


**MEADOWBROOK  
PROPERTY OWNERS  
ASSOCIATION, INC.**

C/O ACTION REAL ESTATE SERVICES  
6110-B NW 1<sup>ST</sup> PL.  
GAINESVILLE, FL. 32607  
352.331.1133  
FAX: 352.331.4066  
EMAIL: PROPMAN@ACTION-REALTORS.COM

September 30, 2009

I hereby certify that I am familiar with, and accept the duties and responsibilities as registered agent for Meadowbrook of Gainesville Property Owners Association, Inc.

A handwritten signature in black ink, appearing to read "D. Jeffrey Sausaman". The signature is fluid and cursive, with a large, sweeping initial "D" and "J".

D. Jeffrey Sausaman, CAM®  
Association Manager