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CLERK OF STATE
TALLAHASSEE, FLORIDA

COVER LETTER

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

SUBJECT: TROPICAL PALMS HOMEOWNERS 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: LEE JAY COLLING & ASSOCIATES, P.A.

Name (Printed or typed)

529 VERSAILLES DRIVE, SUITE 103

Address

MAITLAND, FL 32751

City, State & Zip

(407) 834-7500

Daytime Telephone number

LEEJAYCOLLING@EMAIL.COM

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

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

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CLERK OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
TROPICAL PALMS HOMEOWNERS ASSOCIATION, INC.

A Not-For-Profit Florida Corporation

I, the undersigned, for the purposes of forming a Not-for-Profit corporation under the laws of the State of Florida, and in compliance with the requirements of Chapter 617 and Chapter 723, Florida Statutes, hereby certify as follows:

ARTICLE I

NAME

The name of this corporation is:

TROPICAL PALMS HOMEOWNERS ASSOCIATION, INC.

The principal office address is: 17100 Tamiami Trail #17, Punta Gorda, FL 33955

ARTICLE II

**REGISTERED AGENT and
REGISTERED OFFICE**

The name of the Registered Agent of this corporation at the address of the registered office is:

Lee Jay Colling, Attorney-at-Law

The street address of the registered office of this corporation is:

*529 Versailles Drive, Suite 103
Maitland, Florida 32751*

ARTICLE III

NON-STOCK BASIS

This corporation shall be organized on a non-stock basis and shall not issue shares of stock. The term of the corporation shall be perpetual.

ARTICLE IV

MEMBERSHIP

The qualification of members and the manner of their admission to the corporation shall be regulated by the By-Laws. More than two-thirds of the mobile home owners in Tropical Palms Mobile Home Park ("Park") located in Punta Gorda, Charlotte County, Florida, have consented in writing to become members of the corporation.

ARTICLE V

PURPOSE AND POWERS

This corporation does not contemplate pecuniary gain or profit to the members thereof, and the specific and primary purposes for which this corporation is formed are:

- A. To represent the mobile home owners in the park, their successors and assigns, pursuant to the provisions of Chapter 723, Florida Statutes.*
- B. To negotiate for, acquire and operate the mobile home park on behalf of the mobile home owners.*
- C. To convert the mobile home park, to a cooperative, or other type of ownership. The Association shall be the entity that creates a cooperative for the purpose of offering cooperative units for sale or lease in the ordinary course of business, or, if the homeowners choose a different form of ownership, the entity that owns the record interest in the property and that is responsible for the operation of the property.*
- D. To contract, sue or be sued with respect to the exercise or non-exercise of its powers. For these purposes, the powers of the Association include, those enumerated in Chapters 617 and 723, Florida Statutes, and set forth in the By-laws.*
- E. To institute, maintain, settle, or appeal actions or hearings in its name on behalf of all home owners concerning matters of common interest, pursuant to Chapter 723, Florida Statutes, Rule 1.222, Florida Rules of Civil Procedure, as may be amended, and other applicable laws or rules. In addition, the corporation shall have all the powers specified in Sections 617.0302 and 617.0303, Florida Statutes, or its successor statutes.*
- F. To make and collect assessments and to purchase, lease, maintain, and replace the common areas upon purchase of the mobile home park.*
- G. To purchase lots in the park and to acquire and hold, lease, mortgage and convey the property.*

- H. *To modify or move or create any easement for ingress and egress or for the purposes of utilities if the easement constitutes part of or crosses the park property upon purchase of the mobile home park.*
- I. *To conduct Bingo games, as provided in Chapter 849.093, Florida Statutes, or its successor statute.*
- J. *To transact all lawful business and to do such other things as are incidental, necessary or desirable to accomplish the foregoing.*

ARTICLE VI

DIRECTORS

The Powers of this corporation shall be exercised, its properties controlled and its affairs conducted by a Board of Directors, consisting of not less than three (3) persons. The number of initial directors of the corporation shall be Nine (9); provided however, that such number may be changed by a By-Law duly adopted.

The initial directors named herein as the first Board of Directors shall hold office until the first annual meeting of the membership to be held on February 10, 2018, at which time an election of directors shall be held for said directors. The manner in which the Directors shall be elected shall be determined in the By-Laws.

The names and addresses of the initial Board of Directors of this corporation are as follows:

NAME and ADDRESS

JOHN T. COLSTON	17100 TAMIAMI TRAIL #17	PUNTA GORDA, FL 33955
DONNA MURPHY	17100 TAMIAMI TRAIL #224	PUNTA GORDA, FL 33955
BEVERLY OTT	17100 TAMIAMI TRAIL #117	PUNTA GORDA, FL 33955
KENNETH SCHOENING	17100 TAMIAMI TRAIL #156	PUNTA GORDA, FL 33955
LARRY DUSTIN	17100 TAMIAMI TRAIL #89	PUNTA GORDA, FL 33955
KATHRYN McHATTEN	17100 TAMIAMI TRAIL #241	PUNTA GORDA, FL 33955
GENE SPENCE	17100 TAMIAMI TRAIL #70	PUNTA GORDA, FL 33955
PATRICIA STOWELL	17100 TAMIAMI TRAIL #24	PUNTA GORDA, FL 33955
BRIAN WILSON	17100 TAMIAMI TRAIL #79	PUNTA GORDA, FL 33955

ARTICLE VII

INCORPORATOR

The name and address of the Incorporator signing these Articles of Incorporation is:

*Lee Jay Colling
529 Versailles Drive, Suite 103
Maitland, Florida, 32751*

ARTICLE VIII

AMENDMENT OF ARTICLES

These Articles of Incorporation shall be amended by the majority vote of the Board of Directors at a special meeting of the Board of Directors.

ARTICLE IX

AMENDMENT OF BY-LAWS

The initial By-Laws of this corporation shall be adopted by the Board of Directors at a special meeting of the Board of Directors. The power to alter, amend or repeal the By-laws, or adopt new By-laws, shall be vested in the Board of Directors.

ARTICLE X

DISSOLUTION OF THE CORPORATION

Dissolution of this corporation may be proposed by resolution adopted by the Board of Directors and presented to a quorum of the members for their vote in the manner set forth in the By-Laws of this corporation.

The undersigned, being the Incorporator of this corporation, for the purpose of forming this not-for-profit corporation under the laws of the State of Florida, have executed these Articles of Incorporation this 31st day of March, 2017.

INCORPORATOR:

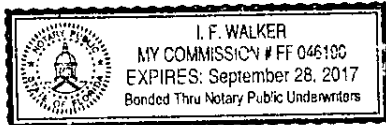

Lee Jay Colling

STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE ME, the undersigned authority, this day personally appeared **Lee Jay Colling**, the person described in and who executed the foregoing instrument, and who being first duly sworn and under oath acknowledged, before me, that he has read the foregoing Articles of Incorporation, and that the statements contained therein are true and correct.

☒ Affiant is personally known to me

SWORN TO and subscribed before me this 31st day of March, 2017.



I. F. Walker
Signature of Notary Public
My commission expires:

ACCEPTANCE BY REGISTERED AGENT

The undersigned is familiar with and hereby accepts the duties and responsibilities as Registered Agent of **TROPICAL PALMS HOMEOWNERS ASSOCIATION, INC.**, which is contained in the foregoing Articles of Incorporation.

Dated this 31st day of March, 2017.

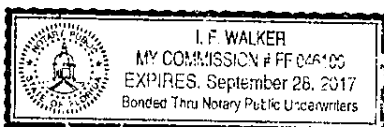
Lee Jay Colling
Lee Jay Colling
Registered Agent

STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE ME, the undersigned authority, this day personally appeared **Lee Jay Colling**, the person described in and who executed the foregoing instrument, and who being first duly sworn and under oath acknowledged, before me, that he has read the foregoing Acceptance by Registered Agent, and that the statements contained therein are true and correct.

☒ Affiant is personally known to me

SWORN TO and subscribed before me this 31st day of March, 2017.



I. F. Walker
Signature of Notary Public
My commission expires:

FILED
17 APR 11 PM 3:13
NOTARY PUBLIC
FLORIDA