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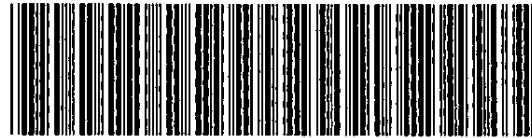
(Business Entity Name)

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17 MAY -8 PM 1:47  
TALLAHASSEE, FLORIDA

06/09/17

## COVER LETTER

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

**SUBJECT:** Island Breeze of Manasota Key Condominium Association, Inc.

(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed are an original and one (1) copy of the articles of incorporation and a check for:

☐ \$70.00      ☐ \$78.75  
Filing Fee      Filing Fee  
                         & Certificate of Status

☐ \$78.75      ☒ \$87.50  
Filing Fee      Filing Fee,  
& Certified Copy      Certified Copy  
                         & Certificate of  
                         Status

**ADDITIONAL COPY REQUIRED**

**FROM:** Ernest W. Sturges, Jr., Esq.  
\_\_\_\_\_  
Name (Printed or typed)  
  
701 JC Center Court, Suite 3  
\_\_\_\_\_  
Address  
  
Port Charlotte, Florida 33954  
\_\_\_\_\_  
City, State & Zip  
  
(941) 625-6666  
\_\_\_\_\_  
Daytime Telephone number  
  
esturges@gtslawfirm.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**  
**OF**  
**ISLAND BREEZE OF MANASOTA KEY**  
**CONDOMINIUM ASSOCIATION, INC.**  
(A NON-PROFIT FLORIDA CORPORATION)

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CLERK OF CIRCUIT COURT  
MANASOTA, FLORIDA

**ARTICLE I.**

The name of this corporation is ISLAND BREEZE OF MANASOTA KEY CONDOMINIUM ASSOCIATION, INC. The initial principal office of the corporation is 2405 and 2420 N. BEACH ROAD, ENGLEWOOD, FLORIDA, and the mailing address of the corporation is 1498 S. McCall Road, Suite C, Englewood, Florida 34223.

**ARTICLE II.**

The purpose for which this corporation is organized is to act as the governing association of the proposed ISLAND BREEZE OF MANASOTA KEY CONDOMINIUM ASSOCIATION, INC., a Condominium, located in Charlotte County, Florida, and to operate property owned by the Association.

**ARTICLE III.**

The terms used in these Articles of Incorporation shall have the same definitions and meanings as those set forth in the Declaration of Condominium of ISLAND BREEZE OF MANASOTA KEY CONDOMINIUM ASSOCIATION, INC., a Condominium.

**ARTICLE IV.**

The qualification of members and the manner of their admission shall be as follows: Any person or persons who hold title in fee simple to a condominium unit in ISLAND BREEZE OF MANASOTA KEY CONDOMINIUM ASSOCIATION, INC., a Condominium, shall by virtue of such ownership be a member of this corporation.

**ARTICLE V.**

This corporation shall exist perpetually.

**ARTICLE VI.**

The names and residences of the subscribers to these Articles of Incorporation are as follows:

**NAME**

**ADDRESS**

Richard Lake

1498 S. McCall Road, Suite C, Englewood, Florida  
34223

**ARTICLE VII.**

The affairs of the corporation are to be managed by a Board of Directors, the number of members of which shall be as provided in the Bylaws provided that there shall be not fewer than three and not more than seven. The Directors will be elected each year at the annual meeting of the Condominium Association as provided for in the Bylaws, subject to the rights of the Developer and unit owners to elect directors as provided in Section 718.301, Florida Statutes (2016), and in ISLAND BREEZE OF MANASOTA KEY CONDOMINIUM ASSOCIATION, INC. Declaration of Condominium.

**ARTICLE VIII.**

The names of the officers who are to serve until the first election or appointment under the Articles of Incorporation are:

<i>President</i>	-	<i>Richard Lake</i>
<i>Vice President</i>	-	<i>Vacant</i>
<i>Secretary</i>	-	<i>Vacant</i>
<i>Treasurer</i>	-	<i>Vacant</i>

**ARTICLE IX.**

The number of persons constituting the first Board of Directors shall be one and their names and addresses are as follows:

	<b><u>NAME</u></b>	<b><u>ADDRESS</u></b>
a)	Richard Lake	1498 S. McCall Road, Suite C, Englewood, FL 34223

**ARTICLE X.**

The Bylaws of the corporation are to be made, altered or rescinded by the members of the corporation as provided for in the Bylaws.

**ARTICLE XI.**

Amendments to these Articles of Incorporation may be proposed and adopted at any regular or specially called meeting of the members of the Association by a majority vote of all the members. Due notice of the meeting must have been given as provided for in the Bylaws. Also, the Developer may amend these Articles of Incorporation, and its approval shall be required for amendments, in the manner provided in ISLAND BREEZE OF MANASOTA KEY CONDOMINIUM ASSOCIATION, INC. Declaration of Condominium.

ARTICLE XII.

Each unit in ISLAND BREEZE OF MANASOTA KEY CONDOMINIUM ASSOCIATION, INC., a Condominium shall have one (1) full vote, which shall be cast by a designated owner as provided for in the Declaration of Condominium or Bylaws.

ARTICLE XIII.


This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation.

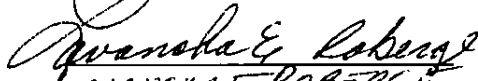
ARTICLE XIV.

No part of the net earnings of this corporation shall inure to the benefit of any member or individual, except through the acquisition, construction, management, maintenance, or care of association property or through the rebate of the excess membership dues, fees, or assessments.

IN WITNESS WHEREOF, the undersigned subscribers have executed these Articles of Incorporation this 2<sup>nd</sup> day of June, 2017.

Signed, Sealed and Delivered in the Presence of:

  
JANETTE E. SCHARNHORST  
Printed name of first witness

  
LAVANCHAE ROBERGE  
Printed name of second witness

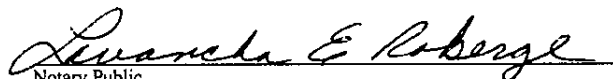
State of Florida  
County of Charlotte

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of June, 2017, by Richard Lake, who is personally known to me or who produced FL DL as identification.

[SEAL]

L-200-744-71-0450



  
Notary Public  
LAVANCHAE ROBERGE  
Printed Name of Notary

**CERTIFICATE DESIGNATING A REGISTERED AGENT**  
**AND REGISTERED OFFICE FOR THE SERVICE OF PROCESS.**

In compliance with Section 48.091, Florida Statutes, the following is submitted:

ISLAND BREEZE OF MANASOTA KEY CONDOMINIUM ASSOCIATION, INC., desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation at Englewood, County of Charlotte, State of Florida, has designated Richard Lake, whose street address is 1498 S. McCall Road, Suite C, Englewood, Florida 33224, as its agent to accept service of process within this state.

**ISLAND BREEZE OF MANASOTA KEY  
CONDOMINIUM ASSOCIATION, INC., a Florida  
not-for-profit corporation**

By: \_\_\_\_\_

Name: Richard Lake

Its: President

**ACCEPTANCE**

Having been designated as agent to accept service of process for the above-named corporation, at the place stated in this certificate, I hereby agree to act in this capacity and to comply with the provision of said law relative to same.

\_\_\_\_\_  
RICHARD LAKE

FILED  
17 MAY -8 PM 1:47  
CLERK OF DISTRICT COURT  
TALLAHASSEE, FLORIDA