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TALLAHASSEE, FLORIDA

17 OCT 12 PM 3:17



FLORIDA DEPARTMENT OF STATE
Division of Corporations

October 13, 2017

LEE JAY COLLING & ASSOC. PA
529 VERSAILLES DRIVE, SUITE 103
MAITLAND, FL 32751

SUBJECT: SARASOTA WINDS NORTH II, INC.
Ref. Number: W17000081674

We have received your document for SARASOTA WINDS NORTH II, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

The name of the registered agent should be stated as shown on Sunbiz.

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) 245-6052.

Nadira D McClees-Sams
Regulatory Specialist II

Letter Number: 817A00020725

17 OCT 12 PM 3:17
FALLOR ASSOCIATES, FLORIDA

COVER LETTER

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

SUBJECT: SARASOTA WINDS NORTH II, 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 & ASSOC. PA

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.

**ARTICLES OF INCORPORATION
OF
SARASOTA WINDS NORTH II, 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:
SARASOTA WINDS NORTH II, INC.

The principal office address is: 4000 N. Tuttle Avenue, Sarasota, FL 34234

**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.

FILED

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ALLAHABAD, FLORIDA

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 Winds of St. Armands North Mobile Home Community ("Park") located in Sarasota, Sarasota 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, shall operate as a Not-for-Profit corporation organized under the laws of the State of Florida and Chapter 723, Florida Statutes, and under Section 501(c)(7) of the Internal Revenue Code for the following purposes:

- A. To bring the residents of Winds of St. Armands North together to promote and provide opportunities for personal contact between all residents, and to promote common beneficial goals for all residents of the community.*
- B. To provide a forum for the exchange of ideas and to promote greater enjoyment of living for the residents.*
- C. To promote social, recreational, cultural and pleasurable activities for all of the residents within the community.*
- D. Work to bring about civic betterment and social improvement.*
- E. To promote and protect the legal rights of all homeowners in the community.*
- F. To represent the mobile home owners in the park, their successors and assigns, pursuant to the provisions of Chapter 723, Florida Statutes.*
- G. To negotiate for, acquire and operate the mobile home park on behalf of the mobile home owners.*
- H. 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.

- I. 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.*
- J. 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.*
- K. To transact all lawful non-commercial and non-profit 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 Seven (7); 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 February 7, 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

MICHELE FAIN	4200 VOORNE STREET	SARASOTA, FL 34234
GLENN SIMPSON	4212 COPENHAGEN STREET	SARASOTA, FL 34234
KATHERINE STUFFLEBEAN	4040 VOORNE STREET	SARASOTA, FL 34234
WILLIAM WERTZ	3723 GUILDER STREET	SARASOTA, FL 34234
BRENDA DALRYMPLE	4221 RHINE STREET	SARASOTA, FL 34234
MARCIA ECKHARDT	4121 VOORNE STREET	SARASOTA, FL 34234
SHIRLEY LeCLAIRE	4141 AACHEN STREET	SARASOTA, FL 34234

**ARTICLE VII
INCORPORATOR**

17 OCT 12 PM 3:17

The name and address of the Incorporator signing these Articles of Incorporation is: **TALLAHASSEE, FLORIDA**

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

**ARTICLE VIII
AMENDMENT OF ARTICLES AND BY-LAWS**

The Articles of Incorporation and the By-laws may be amended by the affirmative vote of a majority of the members present or represented by limited proxy, and voting at an annual general meeting or special meeting, provided that notice of the proposed change is given to members no later than the preceding meeting, and as may be more specifically stated in the By-laws. The quorum for a meeting to amend the Articles of Incorporation or By-laws is 50 members.

If an amendment to the Articles of Incorporation or the By-laws is required by any action of Federal, State, or local government authority or agency, or any law, ordinance, or rule thereof, the Board may, by a majority vote of the Board, at a duly noticed meeting of the Board, amend the Articles of Incorporation or By-laws without a vote of the membership.

**ARTICLE IX
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 26th day of September, 2017.

INCORPORATOR:

Lee Jay Colling
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 26th day of September, 2017



[Signature]
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 **SARASOTA WINDS NORTH II, INC.**, which is contained in the foregoing Articles of Incorporation.

Dated this 26th day of September, 2017.

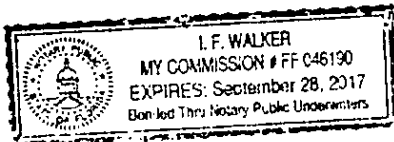
[Signature]
Lee Jay Colling
Registered Agent

**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 26th day of September, 2017.



[Signature]
Signature of Notary Public
My commission expires: