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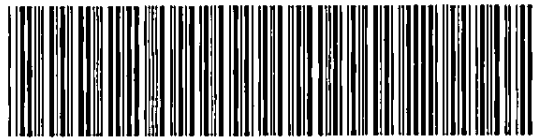
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TALLAHASSEE, FLORIDA

MAY 28 2019

K Brumbley

COVER LETTER

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

SUBJECT: ISLAND BREEZE S.G. CONDOMINIUM 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: Monica M. Freeland, Esq.

Name (Printed or typed)

2618 Centennial Place

Address

Tallahassee, FL 32308

City, State & Zip

850-222-0720

Daytime Telephone number

subwaysforgod@comcast.net

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 S.G. CONDOMINIUM ASSOCIATION,
a Florida Non-Profit Corporation

[Exhibit "B" to the Declaration of Condominium of Island Breeze S.G. Condominiums]

THE UNDERSIGNED hereby associate themselves together for the Purpose of forming a corporation not for profit under Chapter 617, Florida Statutes, and certify as follows:

ARTICLE I
NAMES AND ADDRESSES

§ 1.1 Corporation. The name of the corporation shall be ISLAND BREEZE S.G. CONDOMINIUM ASSOCIATION, INC. For convenience this corporation shall be referred to herein as the "Association".

§ 1.2 Incorporator. The name and address of the incorporator of these Articles of Incorporation is as follows: SUBWAYS FOR THE GLORY OF GOD 2, INC., 8837 Green Acorn Lane, Tallahassee, Florida 32317.

§ 1.3 Principal Office. The address of the principal office of the Association is as follows: 8837 Green Acorn Lane, Tallahassee, Florida 32317

§ 1.4 Registered Agent. The association hereby appoints Bruce Campbell as its Registered Agent to accept service of process within this state, with the Registered Office located at: 8837 Green Acorn Lane, Tallahassee, Florida 32317.

ARTICLE II
DEFINITIONS & PURPOSES

§ 2.1 Terms. Unless otherwise defined herein, terms shall have the same meaning given such terms in the Declaration (as defined below).

§ 2.2 Purpose. The purposes for which the Association is organized is to manage, operate and maintain the condominium to be known as Island Breeze S.G. Condominiums, hereinafter referred to as the "condominium", in accordance with the Declaration of Condominium of Island Breeze S.G. Condominiums (hereinafter the "Declaration"). All terms used in these Articles of Incorporation shall have the same meaning as the identical terms utilized in the Declaration, unless the context otherwise requires.

ARTICLE III POWERS

§ 3.1 Common Law & Statutory Powers. The Association shall have all of the common law and statutory powers of a corporation not for profit which are not in conflict with the terms of these Articles.

§ 3.2 Other Powers. The Association shall have all of the powers reasonably necessary to implement the purpose of the Association, including but not limited to the following:

- (a) To adopt a budget and make and collect assessments against members to defray the costs of the Condominium.
- (b) To use the Proceeds of assessments in the exercise of its powers and duties.
- (c) To maintain, manage, repair, replace and operate the Condominium property.
- (d) To reconstruct improvements after casualty and construct further improvements to the Condominium Property.
- (e) To promulgate and amend the Condominium Rules and Regulations respecting the use of Condominium Property.
- (f) To enforce by legal means the provisions of the various Condominium Documents, these Articles, the Bylaws of the Association and the Condominium Rules and Regulations.
- (g) Pursuant to the terms of the Declaration, to contract for the management of the Condominium and the delegate to such contractor all powers and duties of the Association except such as are specifically required by the various Condominium Documents and applicable law to have approval of the board of directors or the members of the Association.

§ 3.3 Funds & Titles to Property. All funds and the titles to all Property acquired by the Association and the proceeds thereof shall be held only for the benefit of the members in accordance with the provisions of the Condominium Documents.

§ 3.4 Exercise of Powers. The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the Declaration.

ARTICLE IV MEMBERS

The qualifications of members, the manner of their admission, and voting by members shall be as follows:

such instrument shall thereby become a member of the Association. The membership of the prior Owner shall thereby terminate.

§ 4.3 Assignment & Transfer. The share of a member in the funds and assets of the Association can **not** be assigned, hypothecated or transferred in any manner except as an appurtenance to his Unit.

ARTICLE V DIRECTORS

§ 5.1 Number of Board Members. The affairs of the Association will be managed by a board of directors as set by the Bylaws.

§ 5.2 Appointment or Election. Directors of the Association shall be appointed or elected at the annual meeting of the members in the manner determined by the Bylaws.

ARTICLE VI OFFICERS

§ 6.1 Officers. The affairs of the Association shall be administered by a president, a vice-president, a secretary, and a treasurer. Such officers shall be elected as set forth in the Bylaws. Officers shall serve with or without compensation (as determined in the Bylaws) at the pleasure of the board of directors. The same person may hold multiple offices if so elected.

ARTICLE VII INDEMNIFICATION

§ 7.1 Director & Officer Indemnification. Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including attorney and paralegal fees, reasonably incurred by or imposed upon him in connection with 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 at the time such expenses are incurred, except in such cases wherein 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 herein shall apply only when the board of directors has approved such settlement and when the board of directors has approved such settlement and reimbursement as being in the best interests of the Association. The foregoing indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

ARTICLE IX
AMENDMENTS

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

§ 9.1 Notice. 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.

§ 9.2 Proposal and Adoption. An amendment may be proposed by either the board of directors or by the membership of the Association. Except as otherwise provided herein, a resolution adopting a proposed amendment must receive approval of not less than two-thirds (2/3) of the members of the Association at a duly called meeting of the Association.

§ 9.3 Accord. Any amendments to these Articles shall be in accord with the terms and provisions of the Declaration.

ARTICLE X
TERM

§ 10.1 Term. The term of the Association shall be the life of the Condominium.

§ 10.2 Termination. The Association shall be terminated by the termination of the Condominium in accordance with the Declaration.

EXECUTION

IN WITNESS WHEREOF, the incorporator has hereto affixed its signature this 24th day of May, 2019.

WITNESSES:

SUBWAYS FOR THE GLORY OF GOD 2.
INC.

Cynthia Lowell
Signature

Cynthia Lowell
Printed Name

By: Bruce Campbell
Bruce Campbell, President

Shanna C. Brinker
Signature

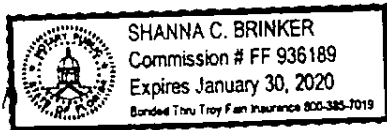
Shanna C. Brinker
Printed Name

STATE OF FLORIDA
COUNTY OF LEON

BEFORE ME, the undersigned authority authorized to take acknowledgments in the state and county aforesaid, appeared Bruce Campbell, President of Subways for the Glory of God 2, Inc., who acknowledged that he executed the foregoing instrument with due authority. He is personally known to me or has produced sufficient identification.

WITNESS my hand and seal this 24th day of May, 2019.

(Notary Seal)



Shanna C. Brinker
Notary Signature

Pursuant to Chapter 48.091, Florida Statutes, the following is submitted in compliance with said Act:

That ISLAND BREEZE S.G. CONDO ASSOCIATION, desiring to organize under the laws of the State of Florida with its principal office indicated in the articles of incorporation in the City of Tallahassee, County of Leon, State of Florida, has appointed Bruce Campbell, 8837 Green Acorn Lane, Tallahassee, FL 32317 as its agent to accept service of process within this state.