

N19 000 006 696

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



600330595636

06/14/19 10:11:23 -0000 \*427.50

FILED  
19 JUN 14 PM 3:57  
FBI-MEMPHIS, TENN.

D O'KEEFE  
JUL -1 2019

**Gerald O. Chester**  
**211 N. Ridgewood Avenue, Suite 114**  
**Daytona Beach, Florida 32114**

Telephone  
386-226-1216

Facsimile  
386-253-1379

June 13, 2019

**VIA FEDERAL EXPRESS**

Florida Department of State  
Division of Corporations  
Registration Section  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, Florida 32301

Re: Flagstone Community Development Corporation

To Whom It May Concern:

Enclosed for filing with respect to the above-referenced matter, please find an original Articles of Incorporation for Flagstone Community Development Corporation along with a check for \$87.50 representing the filing fees. Once the articles have been filed, please forward to me a certified copy of the Articles of Incorporation and a Certificate or Status.

Should you have questions regarding the above matter, please contact me.

Sincerely,



Gerald O. Chester  
Incorporator

gerald.ok.Chester@gmail.com

**ARTICLES OF INCORPORATION  
FLAGSTONE COMMUNITY DEVELOPMENT CORPORATION**

**ARTICLE I: NAME**

The name of this Corporation is Flagstone Community Development Corporation

**ARTICLE II: STATUS**

The Corporation is organized pursuant to the provisions of the General Non-profit Corporation Law of the State of Florida and is a Corporation not for profit.

**ARTICLE III: PRINCIPAL OFFICE**

The principal office for the transaction of business of this Corporation is 211 N Ridgewood Avenue, Suite 114, Daytona Beach, Volusia County, Florida 32114.

**ARTICLE IV: DURATION**

The duration of the Corporation shall be perpetual.

**ARTICLE V: PURPOSES**

The purposes for which this corporation is formed are exclusively charitable, educational and scientific and consist of the following:

A. The specific and primary purposes are:

- (1) To raise the economic, educational and social levels of the residents of Central Florida including Volusia, Seminole, Brevard, Flagler, St. Johns and Putnam Counties, including members of the minority community who are substantially unemployed, underemployed, or whose income is below federal poverty guidelines, to foster and promote community-wide interest and concern for the problems of said residents to the end that (a) educational and economic opportunities may be expanded; (b) sickness, poverty, crime, and environmental degradation may be lessened; and (c) racial tensions, prejudice, and discrimination, economic and otherwise, may be eliminated.
- (2) To expand the opportunities available to said residents and groups to own, manage, and operate business enterprises in economically depressed areas; to assist residents and groups in developing entrepreneurial and management skills necessary for the successful operation of business enterprises; and to assist said residents and groups in obtaining financial support from other sources.
- (3) To expand opportunities available to said residents and groups to obtain adequate low-cost housing accommodations by constructing, rehabilitating, and providing decent, safe and sanitary housing for persons and families of low-income status who otherwise would not be able to find or afford a suitable place to live. It is the purpose of the corporation thereby to relieve the elderly (62 and older) poor, distressed,

11:10  
19 JUN 14 PM 3:57  
CORPORATION  
FILED

underprivileged and indigent by enabling them to secure the basic human needs of decent shelter and to thus lessen the burdens of government and promote the social welfare; to provide such housing through rehabilitation of existing substandard buildings and construction of new facilities in the place of blighted structures or blighted vacant sites for the purpose of combatting the deterioration of the community and contributing to its physical improvement.

- (4) To aid, support and assist by gifts, contributions, or otherwise, other corporations, community chests, funds and foundations organized and operated exclusively for charitable, educational or scientific purposes, no part of the net earnings of which inures to the benefit of any private shareholder or individual and no substantial part of the activities of which is for carrying on propaganda, or otherwise attempting to influence legislation.
- (5) To do any and all lawful activities which may be necessary, useful or desirable for the furtherance, accomplishment, fostering, or attaining of the foregoing purposes, either directly or indirectly, and either alone or in conjunction or cooperation with others, whether such others be persons or organizations of any kind or nature, such as corporations, firms, associations, trusts, institutions, foundations, or governmental bureaus, departments or agencies.

B. In furtherance, but not in limitation, of the foregoing charitable, educational and scientific purposes, the Corporation shall be the following powers:

- (1) To solicit, collect and receive money and other assets, and to administer funds and contributions received by grants, gift, deed, bequest or devise, and otherwise to acquire money, securities, property, rights and services of every kind and description, and to hold, invest, expend, contribute use, sell or otherwise dispose of any money, securities, property, rights or services so acquired for the purposes above mentioned.
- (2) To borrow money, and to make, accept, endorse, execute and issue bonds, debentures, promissory notes, and other corporate obligations for monies borrowed, or in payment for property acquired or for any of the purposes of the Corporation, and to secure payment of any such obligation by mortgage, pledge, deed, indenture agreement or other instrument of trust, or by other lien upon, assignment of or agreement in regard to all or any part of the property, rights or privileges of the Corporation.
- (3) To invest and reinvest its funds in such mortgages, bonds notes, debentures, shares of preferred and common stock, and any other securities of any kind whatsoever, and property, real, personal or mixed, tangible or intangible, all as the Corporation's Board of Directors shall deem advisable and as may be permitted by law.
- (4) To provide advice, support, credit, funds, capital, gifts, and all other lawful forms of assistance, financial and otherwise, to or for use in

engage in any activities or exercise any powers, including those specifically mentioned herein, that are not in furtherance of the specific and primarily charitable, educational and scientific purposes of the Corporation.

- C. All of the foregoing purposes and powers shall be exercised exclusively for charitable and educational purposes in such manner that the Corporation shall qualify as an exempt organization under Section 501 (c) (3) of the Internal Revenue Code of 1986 as it is currently and shall hereafter be in force and effect.

#### **ARTICLE VI: RESTRICTIONS**

No substantial part of the activities of the Corporation shall consist of the carrying on of propaganda or otherwise attempting to influence legislation, and the Corporation shall not participate in, or intervene in, any political campaign on behalf of any candidate for public office. Notwithstanding any other provisions of these Articles, the Corporation shall not carry on any other activities not permitted to be carried on by a corporation exempt from federal and state income taxes under Section 201 ( c ) (3) of the internal Revenue Code of 1986 as the same may be amended from time to time

#### **ARTICLE VII: INITIAL BOARD OF DIRECTORS**

The names and addresses of the subscribers of this Corporation and initial Board of Directors who shall serve until the election of their successors are:

- (1) Raymond Carmichael  
1381 Holly Glen Run  
Apopka, FL 32703
- (2) Rufus Johnson  
921 W. International Speedway Blvd.  
Daytona Beach, FL 32114
- (3) Tammy Walton, Secretary  
1620 5<sup>th</sup> Street  
Daytona Beach, FL 32117
- (4) Gerald O. Chester, President  
211 N. Ridgewood, Avenue, Suite 114  
Daytona Beach, Florida 32114

#### **A. Directors**

The manner in which Directors shall be chosen and removed from office, their qualifications, powers duties, compensation, if any, tenure of office, the manner of filling vacancies on the Board, and the manner of calling and holding meetings of the Board of Directors, shall be stated in the Bylaws of this Corporation.

#### **B. Members**

business enterprises owned, or destined to be owned, by said residents or groups.

- (5) To furnish management, administrative and other business advice, support, training and technical assistance to said residents and groups in order to enable them to develop necessary skills to successfully operate business ventures.
- (6) To encourage and voluntarily assist said residents and groups to organize, create, acquire, obtain financing for, own, manage and operate business enterprises.
- (7) To obtain information and conduct research, studies and analyses of the problems of said community, and prepare and publish reports, as to any and all matters that may be of use in furthering the purposes of this Corporation, including information, research, studies, analyses and reports as to markets, products, services, skills, sources of financing and any and all other matters.
- (8) To conduct educational and other efforts to eliminate prejudice and discrimination in the business, housing and financial communities and to foster the establishment of sound and constructive relationships between the business and financial communities and said residents and groups seeking opportunities in business.
- (9) To aid, support and assist by gifts, contributions, loans, investments and other lawful forms of assistance other persons or organizations where such assistance will further the primary purposes of this Corporation.
- (10) To conduct educational activities designed to provide instruction or training of said residents and groups for the purpose of improving or developing their capabilities, language and job skills, and the instruction of the public on subjects useful to said residents and groups and beneficial to the community as a whole.
- (11) To engage in housing production and related activities in order to improve the living conditions of said low income residents in its stated geographic locations and throughout the state of Florida in communities with similar targeted demographics.
- (12) To engage in the activity of operating business ventures for the purposes of providing job training, employment, services, and managerial development opportunities to said residents for the charitable purpose of furthering the economic development of community.
- (13) To engage in any and all other activities which will directly or indirectly improve the welfare and economic conditions of said residents and groups beyond the corporation stated geographic locations.
- (14) To exercise all other rights and powers conferred upon corporations formed under the General Nonprofit Corporation Law of the State of Florida, provided, however, that the Corporation shall not

The authorized number, if any, and qualifications of members of the Corporation, the different classes of memberships, if any, the property, voting and other rights and privileges of members and their liabilities to dues and assessments and the method of collection, and the termination and transfer of membership, shall be as set forth in the Bylaws.

#### ARTICLE VIII: CORPORATE MANAGEMENT

The affairs of the Corporation shall be managed by the officers of the Board of Directors who shall be elected at the first general meeting and who shall serve in this capacity until their successors are qualified and elected as spelled out in the Corporate Bylaws.

#### ARTICLE IX: REGISTERED AGENT

The initial registered agent of this Corporation and his address is: Gerald Chester, 211 N. Ridgewood Avenue Daytona Beach, Florida 32114.

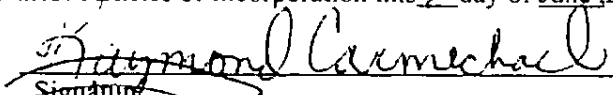
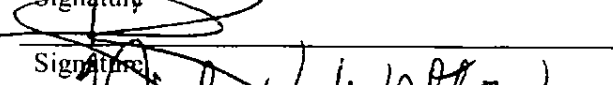

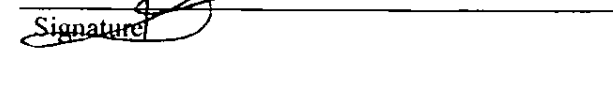
#### ARTICLE X: NATURE OF ACTIVITIES

The Corporation is formed solely for charitable, educational and scientific purposes. The Corporation is not organized, nor shall it be it will not distribute any gains, profits, or dividends to the directors, officers, or members thereof, or to any individual, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payment and distribution in furtherance of its specific and primary purposes. The property, assets, profits, and net income of the Corporation are irrevocably dedicated to charitable, educational and scientific purposes, and no part of the profit or net income of the Corporation shall inure to the benefit of any individual.

#### ARTICLE XI: WINDING UP AND DISSOLUTION

Upon winding up and dissolution of the Corporation, the assets of the Corporation remaining after payment of, or provision for payment of, all debts and liabilities of the Corporation, shall be distributed to an organization and used exclusively to accomplish the primary purposes for which this Corporation is organized. If the Corporation holds any assets in trust, such assets shall be disposed of in such manner as may be directed by decree of the Circuit Court of the county in which the Corporation's principal office is located, upon petition by the Attorney General, or by any persons concerned in the liquidation in proceeding to which the Attorney General is party.

IN WITNESS WHEREOF, we, the undersigned being persons named above as the first Directors, have executed these Articles of Incorporation this 9<sup>th</sup> day of June, 2019.

Chairperson		6/13/2019
	Signature	Date
Treasurer		6/13/2019
	Signature	Date
Secretary		6/13/2019
	Signature	Date
President		6/13/2019
	Signature	Date

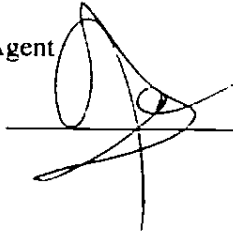
19 JUN 14  
11:11  
FALMASCITE

### ACCEPTANCE OF REGISTERED AGENT

Having been named to accept service of process for Flagstone Community Development Corporation, Inc., at the place designated in the Articles of Incorporation, Gerald O. Chester, agrees to act in the capacity, and agrees to comply with the provisions of Section 607.0501 relative to keeping open such office.

Register Agent

Signature



Date

6/13/2019

19 JUN 14 PM 3:58  
TALLAHASSEE, FLORIDA