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FLORIDA PROFIT/NON PROFIT CORPORATION
EIDOC Villa Saona Charitable Corporation

Certificate of Status	0
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OCT 14 2019

T. SCOTT

ARTICLES OF INCORPORATION
OF
EHD OC Villa Saona Charitable Corporation

2019 OCT 11 PM 1:12
SECRETARY OF
TALLAHASSEE COUNTY

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I, the undersigned natural person of the age of 21 years or more, with other persons being desirous of forming a not-for-profit corporation under the provisions of Chapter 617 of the Florida Statutes, do agree to the following:

ARTICLE I

NAME

The name of this corporation is **EHD OC Villa Saona Charitable Corporation** (the "Corporation").

ARTICLE II

ADDRESS

The address of the principal office and the mailing address of the Corporation is 1580 Sawgrass Corporate Parkway, Suite 100, Ft. Lauderdale, FL 33323-2869.

ARTICLE III

PURPOSE

This corporation is organized and shall operate exclusively for educational, cultural, charitable and scientific purposes and to make gifts, grants, loans and subsidies to other charitable and/or education organizations described in Section 501(c)(3) of the Internal Revenue Code; such purpose shall include, but not be limited to the provisions of affordable housing to extremely low, very low-income, low income and moderate income persons, and to foster low-income housing. The purposes of the corporation shall, however, be limited in all events to exempt purposes described in Section 501(c)(3) of the Internal Revenue Code of 1986 as amended. Furthermore, this corporation may engage in only activities permitted under the laws of the State of Florida and the United States of America as shall constitute activities in furtherance of such exempt purposes. In furtherance of its exempt purposes, the corporation may promote, establish, conduct and maintain activities on its own behalf and it may contribute to or otherwise assist other corporations, organizations and institutions carrying on exempt activities.

ARTICLE IV

POWERS

The corporation hereby incorporates by reference any and all corporate powers given to corporations not for profit by virtue of Section 617.021 of the Florida Statutes. The corporation's activities are limited by the provisions of Section 617.0105 of the Florida Statutes which are incorporated by reference herein and any and all other restrictions which are required to obtain tax exempt status under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (or any successor thereto).

ARTICLE V

TERM OF EXISTENCE

The corporation is to exist perpetually.

ARTICLE VI

SUBSCRIBER

The name and address of the subscriber to these Articles are as follows:

Steve Protulis
Elderly Housing Development and Operations Corporation
1580 Sawgrass Corporate Parkway, Suite 100
Fort Lauderdale, FL 33323

ARTICLE VII

BOARD OF DIRECTORS

The business affairs of the Corporation shall be managed and all the corporate powers thereof shall be vested in and exercised by a Board of Directors. The Board of Directors shall consist of seventeen (17) persons. The Board of Directors shall be appointed as provided in the bylaws of the Corporation. Following are the names and addresses of the persons who serve as the members of the Board of Directors of the Corporation for a term of three (3) years and until their successors are duly elected:

<u>Name & Address</u>	<u>Title</u>
Steve Protulis c/o Elderly Housing Development and Operations Corporation 1580 Sawgrass Corporate Parkway, Suite 100 Ft. Lauderdale, FL 33323	President/ CEO
Christopher M. Shelton c/o Elderly Housing Development and Operations Corporation 1580 Sawgrass Corporate Parkway, Suite 100 Ft. Lauderdale, FL 33323	Chairman of the Board
Edward L. Romero c/o Elderly Housing Development and Operations Corporation 1580 Sawgrass Corporate Parkway, Suite 100 Ft. Lauderdale, FL 33323	1 st Vice President
Leo W. Gerard c/o Elderly Housing Development and Operations Corporation 1580 Sawgrass Corporate Parkway, Suite 100 Ft. Lauderdale, FL 33323	2 nd Vice President
Maria C. Cardone c/o Elderly Housing Development and Operations Corporation 1580 Sawgrass Corporate Parkway, Suite 100 Ft. Lauderdale, FL 33323	Secretary
Erica Schmelzer c/o Elderly Housing Development and Operations Corporation 1580 Sawgrass Corporate Parkway, Suite 100 Ft. Lauderdale, FL 33323	Treasurer
Mary Anderson c/o Elderly Housing Development and Operations Corporation 1580 Sawgrass Corporate Parkway, Suite 100 Ft. Lauderdale, FL 33323	Director
Maxine Carter c/o Elderly Housing Development and Operations Corporation 1580 Sawgrass Corporate Parkway, Suite 100 Ft. Lauderdale, FL 33323	Director
Ellen Feingold c/o Elderly Housing Development and Operations Corporation	Director

1580 Sawgrass Corporate Parkway, Suite 100
Ft. Lauderdale, FL 33323

Tony Fransetta
c/o Elderly Housing Development
and Operations Corporation
1580 Sawgrass Corporate Parkway, Suite 100
Ft. Lauderdale, FL 33323

Director

Robert Martinez
c/o Elderly Housing Development
and Operations Corporation
1580 Sawgrass Corporate Parkway, Suite 100
Ft. Lauderdale, FL 33323

Director

Lou Moret
c/o Elderly Housing Development
and Operations Corporation
1580 Sawgrass Corporate Parkway, Suite 100
Ft. Lauderdale, FL 33323

Director

Eric Dean
c/o Elderly Housing Development
and Operations Corporation
1580 Sawgrass Corporate Parkway, Suite 100
Ft. Lauderdale, FL 33323

Director

John Olsen
c/o Elderly Housing Development
and Operations Corporation
1580 Sawgrass Corporate Parkway, Suite 100
Ft. Lauderdale, FL 33323

Director

Cecil Roberts
c/o Elderly Housing Development
and Operations Corporation
1580 Sawgrass Corporate Parkway, Suite 100
Ft. Lauderdale, FL 33323

Director

Roger Smith
c/o Elderly Housing Development
and Operations Corporation
1580 Sawgrass Corporate Parkway, Suite 100
Ft. Lauderdale, FL 33323

Director

Thomas P. Villanova
c/o Elderly Housing Development
and Operations Corporation
1580 Sawgrass Corporate Parkway, Suite 100
Ft. Lauderdale, FL 33323

Director

The number of directors which constitute the Board of Directors may be increased or decreased as provided in the bylaws of the Corporation; provided, however, in no event shall the number of directors be less than three (3).

ARTICLE VIII

AMENDMENT

These Articles of Incorporation may be amended by a vote of the members present at any regular meeting or any special meeting called for the purpose or in any manner consistent with the laws of the State of Florida.

ARTICLE IX

NO PERSONAL LIABILITY

The directors, officers and agents of the Corporation shall not be held personally liable or responsible for any contracts, debts or defaults of the Corporation while acting for or on behalf of the Corporation in any official and authorized capacity. The Corporation shall indemnify all of its officers, directors, and agents and all of its former officers, directors and agents, to the fullest extent permitted by law.

ARTICLE X

REGISTERED OFFICE

The name and address of the initial registered office and the initial registered agent of the Corporation are:

CT Corporation System
1200 S. Pine Island Road
Plantation, Florida 33324

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation this 10th day of October, 2019.


Steve Protulis, Incorporator

CERTIFICATE DESIGNATING REGISTERED AGENT

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted in compliance with said Act:

That EHD OC Villa Saona Charitable Corporation, desiring to organize under the laws of the State of Florida with its initial registered office, as indicated in the Articles of Incorporation, at the City of Ft. Lauderdale, County of Broward, State of Florida, has named CT Corporation System, located at 1200 S. Pine Island Road, Plantation, Florida 33324, as its agent to accept service of process within this State.

ACKNOWLEDGMENT:

Having been named to accept service of process for the above stated Corporation at the place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provisions of said Act relative to keeping open said office.

Sherry McGinnes
REGISTERED AGENT

Sherry McGinnes, Assistant Secretary