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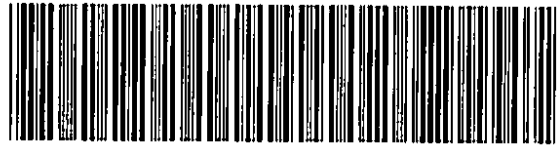
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The Wotitzky Law Firm

WOITZKY, WOITZKY, ROSS, MCKINLEY & YOUNG, P.A.

1107 WEST MARION AVENUE, SUITE 111
PUNTA GORDA, FLORIDA 33950-5372

TELEPHONE (941) 639-2171

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WEBSITE: www.wotitzkylaw.com

EDWARD L. WOITZKY *
WARREN R. ROSS **
MICHAEL R. MCKINLEY
CHRYSTLER, YOUNG

FAXSENTHALS

* FLORIDA BOARD CERTIFIED
REAL ESTATE LAWYER

** ALSO MEMBER OF FLORIDA

HOW WOITZKY (1912 - 2005)
FRANK WOITZKY (1916 - 2013)

October 31, 2019

Via Certified Return Receipt

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

FILED
2019 NOV -5 AM 9:38
TALLAHASSEE, FLORIDA
SECRETARY OF STATE

Re: BVC Condominium Association, Inc., a Florida not-for-profit corporation

Gentlemen:

Enclosed for filing with the Division of Corporations, please find the Articles of Incorporation for BVC Condominium Association, Inc., a Florida not-for-profit corporation. Also enclosed please find our check for the filing fee and a Certificate of Status in the amount of \$78.75.

Please return the Certificate of Status and confirmation of the filing of the Articles of Incorporation to the undersigned at the address on this stationery. Please also note my e-mail address is as follows: ewotitzky@wotitzkylaw.com.

We appreciate your consideration in connection with filing the enclosed Articles.

Very truly yours,

Wotitzky, Wotitzky, Ross, McKinley & Young, P.A.

Edward L. Wotitzky

ELW/jac
Enclosures

G:\SANDY\CONDOMINIUM\BOBCAT MUG\LETTER FLORIDA DEPARTMENT OF STATE DOCK

ESTABLISHED 1940

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& ENVIRONMENTAL LAW • REAL ESTATE ACQUISITION • TITLE INSURANCE • REAL PROPERTY LAW • CONDOMINIUMS • COMMUNITY ASSOCIATION LAW • DIVORCE • CHILDREN • FAMILY LAW

ARTICLES OF INCORPORATION
OF
BVC CONDOMINIUM ASSOCIATION, INC.
(A FLORIDA NON-PROFIT CORPORATION)

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SECRETARY OF
TALLAHASSEE

ARTICLE I.

The name of this corporation is BVC CONDOMINIUM ASSOCIATION, INC. (the "Association"). The initial principal office of the corporation is 1107 W. Marion Avenue, Unit 111, Punta Gorda, Florida 33950, and the initial mailing address of the corporation is 1107 W. Marion Avenue, Unit 111, Punta Gorda, Florida 33950.

ARTICLE II.

The purpose for which this corporation is organized is to act as the governing association of BVC PROFESSIONAL CENTER, A CONDOMINIUM, a non-residential condominium, located in Sarasota 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 BVC PROFESSIONAL CENTER, 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 BVC PROFESSIONAL CENTER, A CONDOMINIUM, shall by virtue of such ownership be a member of this corporation.

ARTICLE V.

This corporation shall exist perpetually. In the event, however, the Association is dissolved, the control or right of access to the property or common elements of the Condominium containing the surface water management system facilities shall be conveyed or dedicated to an appropriate governmental unit or public utility and that if not accepted, then the surface water management system facilities shall be conveyed to a not-for-profit corporation similar to the Association.

ARTICLE VI.

The corporation shall have all powers and duties existing under applicable provisions of the Florida Not-For-Profit Corporation Act (Chapter 617 of the Florida Statutes) and the Florida Condominium Act (Chapter 718 of the Florida Statutes). Without limiting the generality of the foregoing, the corporation shall have the power to do the following:

- a. Own and control property.

b. Operate and maintain the surface water management system facilities, including all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, flood plain compensation areas, wetlands and any associated buffer areas and wetland mitigation areas.

c. Establish rules and regulations.

d. Assess members and enforce assessments.

e. Sue and be sued.

f. Consent for services to provide for operation and maintenance of the surface water management system facilities if the Association contemplates employing a maintenance company.

g. Require all unit owners to be members.

h. Take any other action necessary for the purposes for which the Association is organized.

ARTICLE VII.

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

| <u>NAME</u> | <u>ADDRESS</u> |
|---------------------|--|
| Dennis M. McDonough | 4200 Kings Highway Port Charlotte, FL 33980 |

ARTICLE VIII.

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 (3) and not more than seven (7). 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 (2019), and in Declaration of Condominium of BVC PROFESSIONAL CENTER, A CONDOMINIUM.

ARTICLE IX.

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

| | | |
|----------------|---|------------------------------|
| President | - | <u>Dennis M. McDonough</u> |
| Vice President | - | <u>Matthew M. Uebelacker</u> |
| Secretary | - | <u>Matthew M. Uebelacker</u> |
| Treasurer | - | <u>Dennis M. McDonough</u> |

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1ST JUDICIAL DISTRICT
PORT CHARLOTTE, FLORIDA

ARTICLE X.

The number of persons constituting the first Board of Directors shall be three (3) and their names and addresses are as follows:

| <u>Name</u> | <u>Address</u> |
|--------------------------|--|
| a) Dennis M. McDonough | 4200 Kings Highway Port Charlotte, FL 33980 |
| b) Matthew M. Uebelacker | 11730 S.W. Dallas Drive North Lake Suzy, FL 34269 |
| c) Diana R. Uebelacker | 11730 S.W. Dallas Drive North Lake Suzy, FL 34269 |

ARTICLE XI.

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 XII.

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 voting interests held by 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 the Declaration of Condominium for BVC PROFESSIONAL CENTER, A CONDOMINIUM.

ARTICLE XIII.

Each unit in BVC PROFESSIONAL CENTER, A CONDOMINIUM shall have the number of votes or voting interest as set forth in the Declaration of Condominium, which shall be cast by a designated owner as provided for in the Declaration of Condominium or Bylaws.

ARTICLE XIV.

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

ARTICLE XV.

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.

[SIGNATURES ON FOLLOWING PAGE]

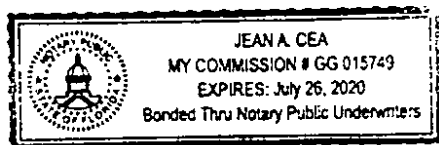
IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 30th day of October, 2019.

Dennis M. McDonough
Dennis M. McDonough

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me this 30th day of October, 2019, by Dennis M. McDonough, who is ☐ personally known to me or ☒ who produced drivers license as identification.

My commission expires:



Jean A. Cea
Notary Public
Jean A. Cea
Printed Name of Notary

Serial or Commission Number

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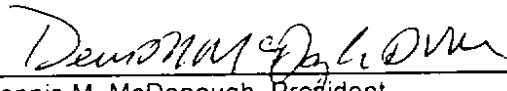
ST. CLAIR COUNTY, ALA.
FALL MASSEY 11001

**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:

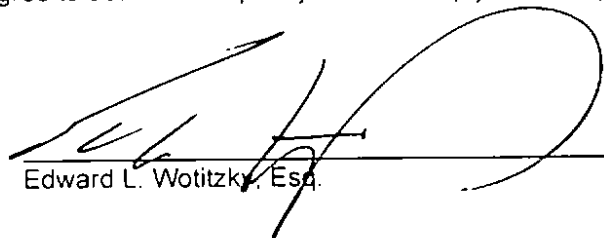
BVC CONDOMINIUM ASSOCIATION, INC., a Florida non-profit corporation, desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation at 1107 W. Marion Avenue, Unit 111, Punta Gorda, Florida 33950, County of Charlotte, State of Florida, has designated Edward L. Wotitzky, Esq., whose street address is 1107 W. Marion Avenue, Unit 111, Punta Gorda, Florida 33950, as its agent to accept service of process within this state.

**BVC CONDOMINIUM ASSOCIATION, INC.,
a Florida non-profit corporation**

By: 
Dennis M. McDonough, 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.


Edward L. Wotitzky, Esq.

Woitizky Woltizky Ross McKinley Young P.A.
1107 W MARION AVE UNIT 111
PUNTA GORDA FL 33950-5372

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Florida Department of State
Division of Corporations
PO BOX 6327
TALLAHASSEE FL 32314-6327



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