

N20000010755

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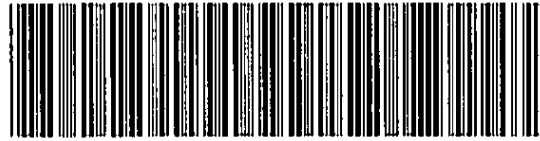
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COVER LETTER

TO: Amendment Section
Division of Corporations

NAME OF CORPORATION: Ventura Lakes Manufactured Homeowners Association, Inc.

DOCUMENT NUMBER: N20000010755

The enclosed *Articles of Amendment* and fee are submitted for filing.

Please return all correspondence concerning this matter to the following:

Robert B. Burandt

Name of Contact Person

Burandt, Adamski, Feichthaler & Sanchez, PLLC

Firm/ Company

1714 Cape Coral Parkway E

Address

Cape Coral, Florida 33904

City/ State and Zip Code

Burandtlaw@capecoralattorney.com

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Robert B. Burandt

at (239)

542-4733

Name of Contact Person

Area Code & Daytime Telephone Number

Enclosed is a check for the following amount made payable to the Florida Department of State:

☒ \$35 Filing Fee

☐ \$43.75 Filing Fee &
Certificate of Status

☐ \$43.75 Filing Fee &
Certified Copy
(Additional copy is
enclosed)

☐ \$52.50 Filing Fee
Certificate of Status
Certified Copy
(Additional Copy
is enclosed)

Mailing Address

Amendment Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address

Amendment Section
Division of Corporations
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

20000010755

FILED

AMENDED ARTICLES OF INCORPORATION OF
VENTURA LAKES MANUFACTURED
HOMEOWNERS ASSOCIATION, 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:
VENTURA LAKES MANUFACTURED HOMEOWNERS ASSOCIATION, INC.

The principal office address is:
27110 Jones Loop Road, Unit #55, Punta Gorda, FL 33982.

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~~, Robert B. Burandt, Attorney-at-Law

The street address of the registered office of this corporation is:

~~539 Versailles Drive, Suite 103~~
~~Maitland, Florida 32751~~
1714 Cape Coral Parkway East, Cape Coral, FL 33904

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.

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 homeowners in Ventura Lakes Manufactured Home Park ("Park") located in Punta Gorda, Charlotte County, Florida, have consented in writing to become members of the corporation.

ARTICLE V PURPOSE AND POWERS

This corporation ~~does not contemplate~~ prohibits pecuniary gain or profit to the members thereof, and the specific and primary purposes for which this corporation is formed are:

A. To represent the mobile homeowners in the Park, their successors and assigns, pursuant to the provisions of Chapter 723, Florida Statutes.

B. ~~To negotiate for, acquire and operate the mobile home Park on behalf of the mobile homeowners.~~ To be described as a social welfare organization under Section 501(c) primarily engaged in promoting the common good and general welfare of the people of the community.

C. ~~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.~~ The Association shall be prohibited in engaging in any political or lobbying activity.

D. 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.

E. To institute, maintain, settle, or appeal actions or hearings in its name on behalf of all homeowners 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.

F. ~~To make and collect assessments and to purchase, lease, maintain, and replace the common areas upon purchase of the mobile home Park.~~

G. ~~To purchase lots in the Park and to acquire and hold, lease, mortgage and convey the property.~~

H. ~~To modify or move or create any easement for ingress and egress or for the purposes of utilities if the easement constitutes part of or crosses the Park property upon purchase of the mobile home Park.~~

I. To conduct Bingo games, as provided in Chapter 849.093, Florida Statutes, or its successor statute.

J. To transact all lawful business and to do such other things as are incidental, necessary, ~~or desirable to accomplish the foregoing pursuant to Section 501 (c)(4).~~

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 Nine (9); 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 on the second Tuesday in March, 2021, at which time an election of directors shall be held. The subsequent annual meeting date and manner in which 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

Carol Moore	27110 Jones Loop Rd. #55	Punta Gorda, Florida 33982
Frank Saraceno	27110 Jones Loop Rd. #50	Punta Gorda, Florida 33982
Linda Mauro	27110 Jones Loop Rd. #31	Punta Gorda, Florida 33982
John Thein	27110 Jones Loop Rd. #5	Punta Gorda, Florida 33982
Bruce Townsend	27110 Jones Loop Rd. #112	Punta Gorda, Florida 33982
Ken Fuchs	27110 Jones Loop Rd. #14	Punta Gorda, Florida 33982
Robert Mc Pate	27110 Jones Loop Rd. #262	Punta Gorda, Florida 33982
William Miller	27110 Jones Loop Rd. #225	Punta Gorda, Florida 33982
Stan Piernick	27110 Jones Loop Rd. #23	Punta Gorda, Florida 33982
Richard Porterfield	27110 Jones Loop Rd. #22	Punta Gorda, Florida 33982
Patricia Riegger	27110 Jones Loop Rd. #36	Punta Gorda, Florida 33982
Deborah Shimp	27110 Jones Loop Rd. #45	Punta Gorda, Florida 33982

ARTICLE VII INCORPORATOR

The name and address of the Incorporator signing these Articles of Incorporation

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

**ARTICLE VIII
AMENDMENT OF ARTICLES**

These Articles of Incorporation shall be amended by the majority vote of the Board of Directors at a duly notice special meeting of the Board of Directors.

**ARTICLE IX
AMENDMENT OF BY-LAWS**

The By-Laws of the Corporation shall be amended by the majority vote of the Board of Directors at a duly noticed special meeting of the Board of Directors.

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 X
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~~ President of this corporation, for the purpose of ~~forming~~ Amending this not-for-profit corporation under the laws of the State of Florida, have executed these Articles of Incorporation this 24th day of November 2020.

INCORPORATOR: _____

WHEREFORE, the undersigned executes and files these Articles of Incorporation this 24th day of Nov
Carol Moore
Carol Moore, President

STATE OF Florida
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on this 329th day of 2020 by Carol Moore, Incorporator, who is personally known to me or who has produced self as identification.

Bruce E. Townsend (SEAL)
Notary Public

BRUCE E. TOWNSEND
Printed Name of Notary Public

My Commission Expires: 4/19/2024

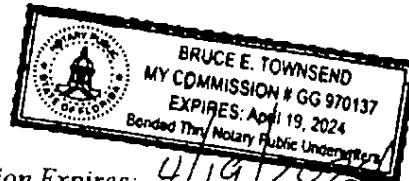
WHEREFORE, the undersigned executes and files these Articles of Incorporation this 24th day of Nov
Linda Mauro
Linda Mauro, Secretary

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on this 329th day of 2020 by Linda Mauro, Incorporator, who is personally known to me or who has produced self as identification.

Bruce E. Townsend (SEAL)
Notary Public

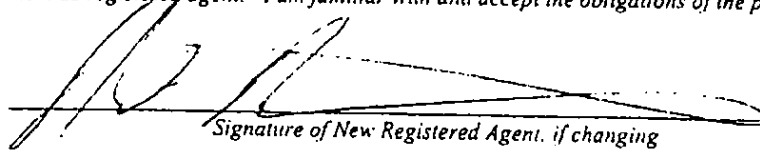
BRUCE E. TOWNSEND
Printed Name of Notary Public



My Commission Expires: 4/19/2024

New Registered Agent's Signature, if changing Registered Agent:

I hereby accept the appointment as registered agent. I am familiar with and accept the obligations of the position.



Signature of New Registered Agent, if changing

The date of each amendment(s) adoption: _____, if other than the date this document was signed.

Effective date if applicable: March 19, 2021

(no more than 90 days after amendment file date)

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

Adoption of Amendment(s) **(CHECK ONE)**

- ☒ The amendment(s) was/were adopted by the members and the number of votes cast for the amendment(s) was/were sufficient for approval.

☐ There are no members or members entitled to vote on the amendment(s). The amendment(s) was/were adopted by the board of directors.

Dated March 19, 2021

Signature Carol Moore
(By the chairman or vice chairman of the board, president or other officer-if directors have not been selected, by an incorporator - if in the hands of a receiver, trustee, or other court appointed fiduciary by that fiduciary)

Carol Moore
(Typed or printed name of person signing)

Director
(Title of person signing)