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FLORIDA PROFIT/NON PROFIT CORPORATION

Heron Beach Condominium Association, Inc.

Certificate of Status	0
Certified Copy	1
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ARTICLES OF INCORPORATION
FOR
HERON BEACH CONDOMINIUM ASSOCIATION, INC.

The undersigned, for the purpose of forming a corporation not for profit under the provisions of Chapter 617 of the Florida Statutes, states as follows:

ARTICLE I. NAME AND ADDRESS

The name of this corporation is Heron Beach Condominium Association, Inc., a Florida not-for-profit corporation, hereinafter referred to as the Association. The mailing address and street address of the initial principal office of the Association is 601 12th Street West, Bradenton, FL 34205.

ARTICLE II. PURPOSE

The Association is organized as a corporation not for profit under the terms and provisions of Chapter 617 of the Florida Statutes, and is a condominium association, as referred to and authorized by Section 718.111 of the Florida Statutes. The specific purpose for which the Association is organized is to provide an entity responsible for the operation of a condominium located in The City of Holmes Beach, Manatee County, Florida, known as Heron Beach Condominium, hereinafter referred to as the Condominium. The Declaration of Condominium, and any amendments thereto, whereby the Condominium has been or will be created is hereinafter referred to as the Declaration.

The foregoing paragraph enumerates the specific purposes of the Association, but it is expressly provided hereby that such enumeration shall not be held to limit or restrict in any manner the purposes or powers of the Association otherwise permitted by law.

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ARTICLE III. POWERS AND DUTIES

Section 1. 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 Declaration and Chapter 718 of the Florida Statutes, hereinafter referred to as the Condominium Act.

Section 2. The Association shall have all of the powers and duties set forth in the Condominium Act, as lawfully modified by these Articles of Incorporation, the Bylaws for the Association, or the Declaration.

ARTICLE IV. LIMITATIONS ON ACTIVITIES

No part of the net earnings of the Association shall inure to the benefit of, or be distributable to, any member, director or officer of the Association; provided, however, the Association may pay compensation in a reasonable amount for services rendered.

ARTICLE V. TERM OF EXISTENCE

The Association shall have perpetual existence, unless dissolved according to law.

ARTICLE VI. MEMBERS

Every record owner of legal title to a unit in the Condominium shall be a member of the Association; provided, however, in the event of termination of the Condominium, members shall be those persons or other legal entities who are members at the time of such termination, their successors and assigns. Membership in the Association shall automatically terminate when the ownership interest supporting said membership vests in another person or entity.

ARTICLE VII. BOARD OF DIRECTORS

Section 1. The business affairs of the Association shall be managed by the Board of Directors.

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Section 2. The Association shall initially have three (3) directors. The members shall elect four (4) directors at the first annual meeting of the members. The names and addresses of the initial directors who shall serve until the first election by the members are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Craig Bazarsky	210 E 68 th St., Apt 8J New York, NY 10065
Julie Bazarsky	210 E 68 th St., Apt 8J New York, NY 10065
David Bazarsky	59 Kay Blvd. Newport, RI 02840

Section 3. Directors shall be elected at the annual meeting of the members and shall be qualified and hold office as provided in the Bylaws.

SECTION VIII. OFFICERS

Section 1. The officers of the Association shall be a President, a Vice President (if determined to be necessary by the Board of Directors), a Secretary and a Treasurer. Such other officers, assistant officers and agents as may be deemed necessary may be elected or appointed from time to time as provided in the Bylaws.

Section 2. The names of the persons who are to serve as officers of the Association until the first annual meeting of the Board of Directors are:

<u>OFFICE</u>	<u>NAME</u>
President	Craig Bazarsky
Secretary/Treasurer	Craig Bazarsky

Section 3. The officers shall be elected at each annual meeting of the Board of Directors or as provided in the Bylaws, and each shall serve until his or her successor is chosen and qualified, or until his or her earlier resignation, removal from office or death.

Section 4. The officers shall have such duties, responsibilities, and powers as provided in the Bylaws and the Florida Statutes.

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ARTICLE IX. AMENDMENTS

These Articles of Incorporation may be amended as set forth in the Florida Statutes.

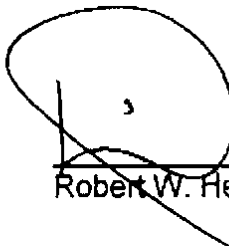
ARTICLE X. INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this Association is 601 12th Street West, Bradenton, FL 34205-7414, and the name of the initial registered agent of this Association located at that address is Robert W. Hendrickson, III, Esq.

ARTICLE XI. INCORPORATOR

The name and address of the incorporator is Robert W. Hendrickson, III, Esq., 601 12th Street West, Bradenton, FL 34205-7414.

WHEREFORE, for the purpose of forming a corporation not for profit under the provisions of Chapter 617 of the Florida Statutes, the undersigned, constituting the incorporator hereof, has executed these Articles of Incorporation this 15th day of October, 2020.


Robert W. Hendrickson, IIIACCEPTANCE

Having been named as registered agent to accept service of process for the above-stated Corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.


Robert W. Hendrickson, III

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