

Division of Corporations

Page 1 of 1

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FLORIDA PROFIT/NON PROFIT CORPORATION
VOAF ORTUS MODELLO II, INC.

Certificate of Status	0
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Page Count	05
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Electronic Filing Menu

Corporate Filing Menu

Help

2020 NOV -6 PM 3:54

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ARTICLES OF INCORPORATION**OF****VOAF ORTUS MODELLO II, INC.
(a Florida Not-For-Profit Corporation)**

Pursuant to the provisions of Section 617.0202 of the Florida Not for Profit Corporation Act, the undersigned docs hereby execute and submit for filing with the Florida Department of State these Articles of Incorporation as follows:

ARTICLE I**NAME**

The name of this corporation is VOAF Ortus Modello II, Inc. (the "Corporation").

ARTICLE II**PRINCIPAL OFFICE AND MAILING ADDRESS**

The address of the principal office and the mailing address of the Corporation is 405 Central Ave, Suite 100, St Petersburg, FL 33701.

ARTICLE III**PURPOSE**

The Corporation is not formed for pecuniary profit or financial gain. The Corporation shall be a not for profit corporation under the Florida Not for Profit Corporation Act and is irrevocably dedicated to and operated exclusively for non-profit purposes. The purposes for which the Corporation is organized are exclusively charitable within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (or any successor thereto) including but not limited to, the fostering of low income housing to low and moderate income families. The Corporation, in connection with furthering its purposes, shall be permitted to engage (either directly or through ownership of interests) in the acquisition, construction, management, and leasing of the apartments in such buildings to tenants who qualify consistent with, and recognized as charitable by, the Internal Revenue Service in Revenue Procedure 96-32. Consistent with the foregoing, the Corporation shall additionally be permitted to develop, acquire, construct, manage, operate, lease and sell mobile homes, modular housing, manufactured housing and/or mobile home parks. Furthermore, this corporation may engage only in 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 617.0302 of the Florida Statutes. The corporation's activities are limited by any and all restrictions that 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). No substantial part of the assets or the net earnings of the Corporation shall inure to the benefit of, nor be distributed to, any officer or director of the Corporation, or to any other private person, in such a fashion as to constitute an application of funds not within the purpose of a charitable organizations described in Code Section 501(c)(3). However, reimbursement for expenditures or the payment of reasonable compensation for services rendered to the Corporation shall not be deemed to be a distribution of earnings or assets.

ARTICLE V

NO MEMBERS

The Corporation will not have members.

ARTICLE VI

INCORPORATOR

The name and address of the person signing these Articles of Incorporation are as follows:

Janet M. Stringfellow
405 Central Ave, Suite 100
St. Petersburg, FL 33701

ARTICLE VII

BOARD OF DIRECTORS; OFFICERS

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 initial Board of Directors shall consist of three (3) persons. The Board of Directors shall be appointed as provided in the Bylaws of the Corporation, which the Board of Directors shall adopt. Following are names and

addresses of the persons who are currently serving as the members of the Board of Directors of the Corporation until their successors are duly elected:

Janet M. Stringfellow ✓
405 Central Ave, Suite 100
St. Petersburg, FL 33701

Melody Evans
8703 Orange Leaf Court
Temple Terrace, FL 33637

Thomas Bowman
1100 North Shore Dr. NE
Unit 402
St. Petersburg, FL 33701

Helen Gutierrez (Vice Chair)
14815 Oak Vine Drive
Lutz, FL 33559

Spencer Reynolds
19910 Wyndham Lakes Dr.
Odessa FL 33556

Don Wayne Wise
714 East 113th Avenue
Tampa, FL 33612

Maurice Harvey ✓
3913 W Palmetto St
Tampa, FL 33607

Alex Bueno (Chairman) ✓
1401 Monte Lake Drive
Valrico, FL 33596

Thomas Goodwin
10294 Naranja St. ✓
Seminole, FL 33772

Ivan Mesa ✓
1511 Scott Pine Drive
Brandon, FL 33511

Allison Whitaker ✓
4910 Carranza Ct.
Tampa, FL 33616

Section 1. The number of directors that constitutes 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).

Section 2. The officers of the Corporation will be the President/CEO, Vice President, Secretary and Treasurer and such other officers as provided in the Bylaws, who shall be elected by the Board of Directors. The officers shall serve until their successors are duly qualified and elected as provided in the Corporation's Bylaws. Following are the names and addresses of the individuals serving as the current officers of the Corporation:

<u>Name</u>	<u>Address</u>	<u>Title</u>
Melody Evans	8703 Orange Leaf Court Temple Terrace, FL 33637	Treasurer
Maurice Harvey	3913 W. Palmetto St. Tampa, FL 33607	Secretary

Janet M. Stringfellow

405 Central Ave., Suite 100
St. Petersburg, FL 33701

President/CEO

AMENDMENT

These Articles of Incorporation may be amended as provided in the Corporation's Bylaws.

ARTICLE VIIIDISSOLUTION

In the event of the complete or partial liquidation or dissolution of the Corporation, whether voluntary or involuntary, the balance of all money and other property received by the Corporation from any source, after the payment of all debts and obligations of the Corporation, shall be used or distributed as provided by law to Volunteers of America, Inc. and/or Volunteers of America of Florida, Inc., if at that time Volunteers of America, Inc. and/or Volunteers of America of Florida, Inc. is a charitable organization described in Code Section 501(c)(3) or, if not, then to one or more charitable organizations described in Code Section 501(c)(3), as selected by the Board of Directors.

ARTICLE IXREGISTERED OFFICE

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

Janet M. Stringfellow
405 Central Ave, Suite 100
St. Petersburg, FL 33701

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation this 6th day of November 2020.

Janet M. Stringfellow, Incorporator

Janet M. Stringfellow
President / CEO
Volunteers of America of Florida, Inc.

REGISTERED AGENT ACKNOWLEDGMENT

Having been named as registered agent and to accept service of process for VOAF Ortus Modello II, Inc., a Florida not for profit corporation, at the place designated in this certificate, the undersigned hereby accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of her duties, and is familiar with and accepts the obligations of her position as registered agent as provided for in Chapter 617, Florida Statutes.

By: _____

Janet M. Stringfellow

Janet M. Stringfellow
President / CEO

Volunteers of America of Florida, Inc.