

N21000000619

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

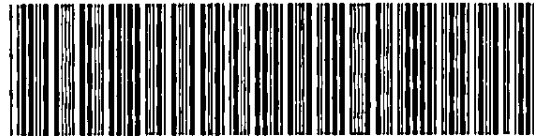
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



600356805236

01/04/21--01029--003 \*\*87.50

2021 JUN 4 PM 4:28

FBI

JH  
5/21

# CHAD M. McCLENATHEN, P.A.

Board Certified Real Estate Attorney  
Board Certified Condominium & Planned Development Law Attorney

783 South Orange Avenue, Suite 210  
Sarasota, FL 34236  
Telephone: 941-552-1088

Email: [chad@mcclenathenlaw.com](mailto:chad@mcclenathenlaw.com)  
Web: [www.mcclenathenlaw.com](http://www.mcclenathenlaw.com)  
Fax: 941-894-1096

December 29, 2020

Via overnight delivery

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

**Re: Filing Articles of Incorporation for Emerald Pointe South at Bay Isles Condominium Association, Inc.**


Dear Division:

Enclosed are:

1. Original executed Articles of Incorporation for Emerald Pointe South at Bay Isles Condominium Association, Inc., and one copy.
2. Check for \$87.50 payable to Department of State.

Please file the Articles of Incorporation and return a Certificate of Status and a certified copy of the Articles of Incorporation to my office. Please contact my office if there are questions or if you need additional information. Thank you.

Very truly yours,



Chad M. McClenathen

2020 DEC 29 PM 4:02  
1113

**ARTICLES OF INCORPORATION  
OF  
EMERALD POINTE SOUTH AT BAY ISLES CONDOMINIUM ASSOCIATION, INC.**

**ARTICLE I  
NAME OF CORPORATION AND PRINCIPAL ADDRESS**

The name of this corporation shall be Emerald Point South at Bay Isles Condominium Association, Inc., hereinafter referred to as Association. The principal office and mailing address of the Association shall be c/o Argus Property Management, Inc., 2477 Stickney Point Road, Suite 118A, Sarasota, Florida 34231. The Board of Directors may change the location of the principal office from time to time.

**ARTICLE II  
PURPOSES**

The purposes of this corporation shall be the operation and management of the affairs and property of a condominium known as Emerald Pointe South, a Land Condominium located in Sarasota County, Florida, and to perform all acts provided in the Declaration of Condominium and the Florida Condominium Act.

**ARTICLE III  
POWERS**

The Association shall have all of the statutory powers of a corporation not for profit and all of the powers and duties set forth in the Florida Condominium Act and the Declaration of Condominium.

**ARTICLE IV  
MEMBERS**

All persons owning legal title to any of the units in the Condominium, which interest is evidenced by a duly recorded proper instrument in the Public Records of Sarasota County, Florida, shall be members. Membership shall terminate automatically and immediately as a member's vested interest in the record legal title terminates.

After the Association approves of a conveyance of a unit as provided in the Declaration of Condominium, the new unit owner shall deliver to the Secretary a copy of the recorded deed or other instrument of conveyance.

**ARTICLE V  
VOTING RIGHTS**

Each condominium unit shall be entitled to one vote at Association meetings, notwithstanding that the same owner may own more than one unit or that units may be joined together and occupied by one owner.

**ARTICLE VI  
INCOME DISTRIBUTION**

No part of the income of the Association shall be distributable to its members.

**ARTICLE VII  
REGISTERED OFFICE AND REGISTERED AGENT**

The registered office of the Association shall be 2477 Stickney Point Road, Suite 118A, Sarasota, Florida 34231 and the registered agent at such address shall be Argus Property Management, Inc. The Board of Directors may change the registered agent and office at any time in accordance with legal requirements then in effect.

**ARTICLE VIII  
EXISTENCE**

The term for which this corporation is to exist shall be perpetual, unless dissolved according to law.

**ARTICLE IX  
INCORPORATOR**

The name and residence of the incorporator to these Articles is Anthony Crincoli, 1905 Harbour Links Circle, Longboat Key, FL 34228.

#### **ARTICLE X BOARD OF DIRECTORS**

A governing board called the Board of Directors, who shall be elected and serve in accordance with the Bylaws, shall manage the affairs of this corporation. The names and addresses of the members of the first Board of Directors, and the officers, who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

Anthony Crincoli 1905 Harbour Links Circle Longboat Key, FL 34228	President
Ray Ellis 1910 Harbour Links Circle Longboat Key, FL 34228	Vice-President
William Vancelette 1915 Harbour Links Circle Longboat Key, FL 34228	Secretary/Treasurer

#### **ARTICLE XI BYLAWS**

The Bylaws of this corporation may be amended, altered or rescinded in the manner provided in the Bylaws.

#### **ARTICLE XII AMENDMENTS**

Amendments to these Articles shall be proposed and adopted in the following manner:

- A. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which the proposed amendment is considered.
- B. A resolution for the adoption of a proposed amendment may be proposed either by vote of not less than a majority of the entire membership of the Board of Directors, or by not less than twenty (20%) percent of the total voting interests of the members of the Association.
- C. Except as otherwise required by law, a proposed amendment to these Articles of Incorporation shall be adopted if it is approved by vote of not less than two-thirds of the voting interests participating at a duly noticed and convened Membership meeting at which a quorum is obtained.
- D. An amendment shall become effective upon filing with the Secretary of State and recording a copy in the Public Records of Sarasota County, Florida.

#### **ARTICLE XIII INDEMNIFICATION OF OFFICERS AND DIRECTORS**

- A. Indemnity. The Association shall indemnify any person who was or is a party or is threatened to be made a party to any proceedings, whether civil, criminal, administrative or investigative, by reason of the fact that he is or was a director, officer or committee member of the Association, against expenses (including attorneys' fees and appellate attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit or proceedings, unless (a) a court of competent jurisdiction determines, after all available appeals have been exhausted or not pursued by the proposed indemnitee, that he did not act in good faith, nor in a manner he reasonably believed to be in or not opposed to the best interest of the

Association, and, with respect to any criminal action or proceeding, that he had reasonable cause to believe his conduct was unlawful, and (b) such court further specifically determines that indemnification should be denied. The termination of any action, suit or proceedings by judgment, order, settlement, conviction or upon a plea of nolo contendere or its equivalent shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he reasonably believed to be in or not opposed to the best interest of the Association, and, with respect to any criminal action or proceeding, had reasonable cause to believe that his conduct was unlawful. It is the intent of the membership, by adoption of this provision, to provide the most comprehensive indemnification possible to their officers, directors and committee members as permitted by Florida law.

- B. Expenses. To the extent that a director, officer or committee member of the Association has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to above, or in defense of any claim, issue or matter therein, he shall be indemnified against expenses (including attorneys' fees and appellate attorneys' fees) actually and reasonably incurred by him in connection therewith.
- C. Advances. Expenses incurred in defending a civil or criminal action, suit or proceeding shall be paid by the Association in advance of the final disposition of such action, suit or proceedings upon receipt of an undertaking by or on behalf of the affected director, officer or committee member to repay such amount unless it shall ultimately be determined that he is entitled to be indemnified by the Association as authorized in this Article XII, or as otherwise permitted by law.
- D. Miscellaneous. The indemnification provided by this Article shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under any bylaw, agreement, vote of members or otherwise, and shall continue as to a person who has ceased to be a director, officer, employee or agent and shall inure to the benefit of the heirs and personal representatives of such person.
- E. Insurance. The Association shall have the power to purchase and maintain insurance on behalf of any person who is or was a director, officer, or committee member against any liability asserted against him and incurred by him in any such capacity, or arising out of his status as such, whether or not the Association would have the power to indemnify him against such liability under the provisions of this Article.

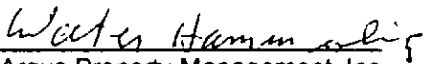
The recitals set forth in these Amended and Restated Articles of Incorporation are true and correct and are certified as such by the Board of Directors this 28 day of December 2020

**Emerald Point South at Bay Isles Condominium Association, Inc.**

  
By: **Anthony Crincoli, Incorporator**

**Acceptance of Duties as Registered Agent**

Having been named as registered agent and to accept service of process for Emerald Point South at Bay Isles Condominium Association, Inc., I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligation of my position as registered agent.

  
Argus Property Management, Inc.  
By: **Walter Hammerling, President**  
2477 Stickney Point Road, Suite 118A  
Sarasota, Florida 34231

Date: 12/28/20