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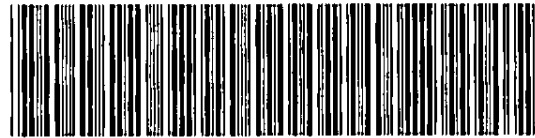
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COVER LETTER

Department of State
New Filing Section
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

SUBJECT: EASTGATE COMMERCIAL CONDOMINIUM ASSOCIATION, INC.
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed are an original and one (1) copy of the articles of incorporation and a check for:

☒ \$70.00 ☐ \$78.75
Filing Fee Filing Fee
 & Certificate of Status

☐ \$78.75 ☐ \$87.50
Filing Fee Filing Fee,
& Certified Copy Certified Copy
 & Certificate of
 Status

ADDITIONAL COPY REQUIRED

FROM: SARAH J. HARNSEN -
Name (Printed or typed)

22 S. LINKS, Suite 300
Address

SARASOTA, FL 34236
City, State & Zip

941-366-0115
Daytime Telephone number

DMCorpe/DunlapMoran.com
E-mail address: (to be used for future annual report notification)

NOTE: Please provide the original and one copy of the articles.

ARTICLES OF INCORPORATION
OF
EASTGATE COMMERCIAL CONDOMINIUM ASSOCIATION, INC.

I, the undersigned, by and under the provisions of statutes of the State of Florida, providing for the formation, liability, rights, privileges and immunities of a corporation not for profit, do hereby declare as follows:

ARTICLE I
NAME OF CORPORATION

The name of this corporation shall be **EASTGATE COMMERCIAL CONDOMINIUM ASSOCIATION, INC.** (the "Association").

ARTICLE II
PRINCIPAL OFFICE

The principal office of the corporation shall initially be at 5049 Ringwood Meadow, Suite F, Sarasota, FL 34236. The corporation may change its principal office from time to time as permitted by law.

ARTICLE III
PURPOSES OF CORPORATION

The purpose of the Association shall be to operate and manage the affairs and property of the commercial condominium known as Eastgate, a Commercial Condominium, a commercial condominium, located at 5500 Bee Ridge Road, Sarasota, Florida 34233, and to perform each and every act provided in the Declaration of Condominium of Eastgate, a Commercial Condominium (the "Declaration") and the Condominium Act, Chapter 718, Florida Statutes (the "Act"), as applicable.

ARTICLE IV
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 Act and the Declaration. As more particularly set forth in the Declaration, the Association may acquire leasehold, membership and other possessory or use interests (whether or not such interests relate to property contiguous to the lands of the condominium) intended to provide for the enjoyment, recreation, or other use or benefit of the Association members, and the Association may acquire, convey, lease and mortgage Association property.

ARTICLE V MEMBERS

All persons owning a vested present interest in the fee title to a condominium unit in Eastgate, a Commercial Condominium, which interest is evidenced by a duly recorded proper instrument in the Public Records of Sarasota County, Florida, shall be members of the Association. Membership shall terminate automatically and immediately at the time a member's vested interest in the fee title terminates, except that upon the termination of the condominium, the membership of a unit owner who conveys his unit to the trustee as provided in the Declaration shall continue until the trustee makes a final distribution of such unit's share of the funds collected and held by the trustee.

After the Association approves of a conveyance of a condominium unit as provided in the Declaration, the change of membership in the Association shall be evidenced in the Association records by delivery to the Association of a copy of the recorded deed or other instrument of conveyance.

Prior to the recording of the Declaration, the subscriber hereto shall constitute the sole member of the Association.

ARTICLE VI VOTING RIGHTS

The voting rights of each unit shall be determined on a fractional basis. Each unit shall be entitled to one (1) vote per square foot. If more than one person owns a unit, the vote for said unit shall be exercised as they so determine. However, in no event shall more than one person cast a vote with respect to any unit; the vote shall not be divided among the owners of any unit. If one owner owns more than one unit, such owner shall have one vote per square foot for each unit owned.

ARTICLE VII INCOME DISTRIBUTION

No part of the income of the Association shall be distributable to its members, except as compensation for services rendered.

ARTICLE VIII EXISTENCE

The Association shall exist perpetually unless dissolved according to law.

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FEB 10 2009
SARASOTA COUNTY
CLERK OF THE COURT

**ARTICLE IX
REGISTERED OFFICE AND REGISTERED AGENT**

The registered office of the Association shall be at: 22 S. Links Ave., Suite 300, Sarasota, FL 34236 and the registered agent at such address shall be: Scott W. Dunlap, until another registered agent is appointed by the board of directors.

**ARTICLE X
NUMBER OF DIRECTORS**

The business of the corporation shall be conducted by a board of directors of not less than 3 persons, as shall be elected or appointed as set forth in the Bylaws.

**ARTICLE XI
BOARD OF DIRECTORS AND OFFICERS**

The names and mailing addresses of the initial board of directors and officers are as follows:

<u>Name</u>	<u>Mailing Address</u>
John Macaskill President	1416 Cedar Bay Lane Sarasota, FL 34231
Linda Macaskill Vice President/Treasurer	1416 Cedar Bay Lane Sarasota, FL 34231
Milford Inganamort Secretary	5049 Ringwood Meadow, Suite F Sarasota, FL 34236

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**ARTICLE XII
RECALL AND REMOVAL OF DIRECTORS**

Subject to Article XIV hereof, and the provisions of the Act and the rules and regulations promulgated pursuant thereto, directors may be recalled from office with or without cause, by the affirmative vote of a majority of the voting interests of the Association.

**ARTICLE XIII
INDEMNIFICATION OF OFFICERS AND DIRECTORS**

All officers and directors shall be indemnified by the Association to the extent required by Florida law. The Association may purchase and maintain insurance on behalf of all officers and directors against any liability asserted against them or incurred by them in their capacity as officers and directors or arising out of their status as such.

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 19 day of July, 2021, by John Macaskill. He is personally known to me.

Notary Public:



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SECTION 17.11

ACCEPTANCE BY REGISTERED AGENT

The undersigned hereby accepts designation as registered agent of the foregoing corporation. The undersigned is familiar with, and accepts, the obligations of that position.

Dated this: 19 day of July 2021.



Scott W. Dunlap

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