

N22000002503

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☒

WAIT

☐

MAIL

(Business Entity Name)

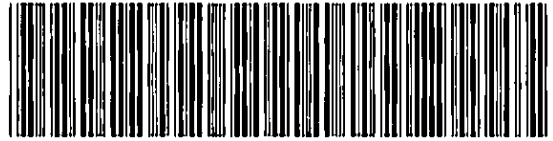
(Document Number)

Certified Copies _____

Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



700383725647

03/15/22--01015--010 **70.00

FILED
MAR 15 PM 1:14
TALLAHASSEE, FL

RECEIVED
MAR 15 PM 1:02
TALLAHASSEE, FLORIDA

NY 3/15/22

COVER LETTER

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

SUBJECT: GRIFFITH CAPRI ISLE CONDOMINIUM ASSOCIATION, INC.

(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one (1) copy of the Articles of Incorporation and a check for :

☒ \$70.00
Filing Fee

☐ \$78.75
Filing Fee &
Certificate of
Status

☐ \$78.75
Filing Fee
& Certified Copy

☐ \$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: PAUL GRIFFITH

Name (Printed or typed)

121 HUBLEY MILL LAKE RD

Address

UPPER TANTALLON, NS B3Z 1E8 CANADA

City, State & Zip

727-360-2771

Daytime Telephone number

pgriffith@overtheedgeusa.com

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

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

FILED

2022 MAR 15 PM 1:14

**ARTICLES OF INCORPORATION
OF
GRIFFITH CAPRI ISLE CONDOMINIUM ASSOCIATION, INC.,
(a not-for-profit corporation)**

Pursuant to Chapter 617 Fla. Stat., the undersigned Incorporator hereby forms Griffith Capri Isle Condominium Association, Inc., a Florida not-for-profit corporation, for the purposes set forth below.

ARTICLE I - NAME

The name of the corporation is Griffith Capri Isle Condominium Association, Inc. (hereinafter "Association.") The principal office of the Association shall be located at 12404 Capri Circle North, Treasure Island, Florida 33706.

ARTICLE II - PURPOSE AND POWERS

The purpose for which the Association is organized is to provide an entity pursuant to Chapter 718 Fla. Stat., (hereinafter "Condominium Act") responsible for the operation of Griffith Capri Isle Condominium, a Condominium (hereinafter "Condominium") established pursuant to the Condominium Act on the lands located in Pinellas County, Florida, submitted to the condominium form of ownership by the Declaration of Condominium of the Condominium (hereinafter "Declaration of Condominium.") The Association is organized and shall exist on a non-stock basis as a corporation not-for-profit under the laws of the State of Florida, and no portion of any earnings of the Association shall be distributed or inure to the private benefit of any member, director, or officer of the Association. For the accomplishment of its purposes, the Association shall have all of the common law and statutory powers and duties of a corporation not for profit except as limited or modified by the Declaration of Condominium, these Articles, the By-laws, and the Condominium Act, as the same may hereafter be amended, including, but not limited to, the following:

1. To make and collect assessments against members of the Association to defray the costs, expenses and losses of the Condominium, and to use the proceeds of assessments in the exercise of its powers and duties.
2. To protect, maintain, repair, replace and operate the Condominium Property.
3. To purchase insurance upon the Condominium Property and Association Property for the protection of the Association and its members.
4. To reconstruct improvements after casualty and to make further improvements of the property.
5. To make, amend, and enforce reasonable Rules and Regulations governing the use of the units, the common elements, limited common elements, and the operation of the Association.

6. To approve or disapprove the transfer of ownership, leasing and occupancy of units, as provided by the Declaration of Condominium.

7. To enforce the provisions of the Condominium Act, the Declaration of Condominium, these Articles, the By-Laws and any Rules and Regulations of the Association.

8. To contract for the management and maintenance of the Condominium and the Condominium property and to delegate any powers and duties of the Association in connection therewith except such as are specifically required by the Declaration of Condominium to be exercised by the Board of Directors or the membership of the Association.

9. To employ accountants, attorneys, architects, and other professional personnel to perform the services required for proper operation of the Condominium.

10. To borrow or raise money for any of the purposes of the Association, and from time to time without limit as to amount; to draw, make, accept, endorse, execute and issue promissory notes, drafts, bills of exchange, warrants, bonds, debentures and other negotiable instruments and evidences of indebtedness; and to secure the payment of any thereof; and of the interest thereon, any mortgage, pledge, conveyance of assignment in trust, of the whole or any part of the rights or property of the Association, whether at the time owned or thereafter acquired.

11. To enter into agreements, to acquire leaseholds, memberships, and other possessory or use interests in lands or facilities such as country clubs, golf courses, marinas, and other recreational facilities. The Association has this power whether or not the lands or facilities are contiguous to the lands of the Condominium, if they are intended to provide enjoyment, recreation, or other use or benefit to the unit owners.

All funds and the title to all property acquired by the Association shall be held for the benefit of the members in accordance with the provisions of the Declaration of Condominium, these Articles and the By-Laws.

12. To take action in lieu of a meeting as authorized in Chapter 617 of the Florida Statutes as it is amended from time to time.

ARTICLE III - MEMBERSHIP

1. The members of the Association shall consist of all record owners of legal title in one or more parcels in the Condominium, as further provided in the By-Laws and the Declaration of Condominium. After termination of the Condominium, the members shall consist of those who are members at the time of such termination.
2. The share of a member in the funds and assets of the Association cannot be assigned or transferred in any manner except as an appurtenance to his unit.
3. The owner(s) of each unit shall collectively be entitled to the number of votes in Association matters as set forth in the By-laws. The manner of exercising voting rights shall be as set forth in the By-laws.

ARTICLE IV - TERM

The term of this not-for-profit corporation shall be perpetual.

ARTICLE V - BY-LAWS

The By-laws of the Association may be altered, amended, or rescinded in the manner provided therein.

ARTICLE VI - DIRECTORS AND OFFICERS

1. The Association shall be administered by a Board of Directors consisting of not less than three (3) Directors and not more than five (5) Directors, as further provided in the By-laws. Directors shall be members of the Association. The number of Directors up for election shall be established as set forth in the By-laws.
2. Directors of the Association shall be elected by the members in the manner determined by the By-laws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the By-laws.
3. The business of the Association shall be conducted by the officers designated in the By-laws. The officers shall be elected each year by the Board of Directors at its first meeting after the annual meeting of the members of the Association and they shall serve at the pleasure of the Board.
4. The persons constituting the current Board of Directors and their names and addresses are as follows:

NAME

ADDRESS

Paul Griffith

121 Hubley Mill Lake Road
Upper Tantallon, NS B3Z 1E8
Canada

Rachel Griffith

121 Hubley Mill Lake Road
Upper Tantallon, NS B3Z 1E8
Canada

Deanna Furlotte

121 Hubley Mill Lake Road
Upper Tantallon, NS B3Z 1E8
Canada

ARTICLE VII - AMENDMENTS

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

1. **Vote Required.** Except as otherwise required by Florida law, these Articles of Incorporation may be amended by the affirmative vote of one hundred percent (100%) of the eligible voters of the Association present in person or by proxy at any annual or special meeting of the members.

2. **Effective Date.** An amendment shall become effective upon filing with the Florida Secretary of State and recording in the Public Records of Pinellas County, Florida.

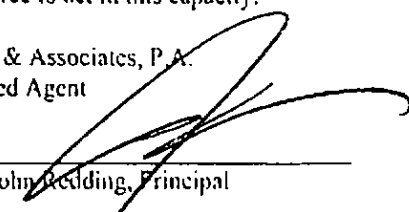
3. **Notices of proposed amendments** may be distributed electronically as provided in the Declaration of Condominium.

ARTICLE VIII - REGISTERED OFFICE & AGENT

The registered office of the Association shall be at: 113 South MacDill Avenue, Suite A, Tampa, Florida 33609. The registered agent at said address shall be: Redding & Associates, P.A.

Having been named as registered agent to accept service 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.

Redding & Associates, P.A.
Registered Agent

By: 
John Redding, Principal

ARTICLE IX - INCORPORATOR

The Incorporator is: One Capri Florida Inc., and the Incorporator's address is: 121 Hubley Mill Lake Road, Upper Tantallon, NS B3Z 1E8 Canada.

ARTICLE X - INDEMNIFICATION

To the fullest extent permitted by Florida law, the Association shall indemnify and hold harmless every Director and every officer of the Association against all expenses and liabilities, including attorney's fees, actually and reasonably incurred by or imposed on him in connection with any legal proceeding (or settlement or appeal of such proceeding) to which he may be a party because of his being or having been a Director or officer of the Association. The foregoing right of indemnification shall not be available if a judgment or other final adjudication establishes that his actions or omissions to act were material to the cause adjudicated and involved:

1. Willful misconduct or a conscious disregard for the best interests of the Association, in a proceeding by or in the right of the Association to procure a judgment in its favor.
2. A violation of criminal law, unless the Director or officer had no reasonable cause to believe his action was unlawful or had reasonable cause to believe his action was lawful.
3. A transaction from which the Director or officer derived an improper personal benefit.

In the event of a settlement, the right to indemnification shall not apply unless the Board of Directors approves such settlement as being in the best interest of the Association. The foregoing rights of indemnification shall be in addition to, and not exclusive of, all other rights to which a Director or officer may be entitled.

FILED
2022 MAR 15 PM 1:14
CLERK OF STATE
TALLAHASSEE, FL

WHEREFORE, the Incorporator has executed these Articles of Incorporation on this 23 day of February, 2022.

Incorporator
One Capri Florida Inc., a Florida corporation

23/02/2022

Paul Griffith, President
~~STATE OF FLORIDA~~

Paul Griffith, President

~~COUNTY OF PINELLAS~~

County of Nova Scotia

THE FOREGOING instrument was acknowledged before me, by means of physical presence, this 23 day of February, 2022, by Paul Griffith, who is personally known to me or produced Nova Scotia Driver's License as identification.

NOTARY PUBLIC

Robert F. N. Covert

Printed Name of Notary

My Commission Expires

Lifetime

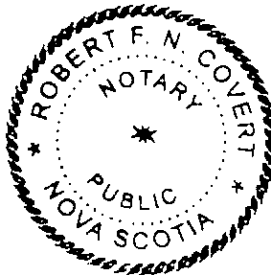
ROBERT E. N. COVERT, LL.B.

6 Sandhollow Drive

Bedford, N.S.

B2 + 2 ✓ 7

1-902-434-2008



2022 MAR 15 PM 1:14
CLERK OF STATE
HALIFAX, NS

FILED