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**FLORIDA PROFIT/NON PROFIT CORPORATION  
GLADIOLUS STREET CONDOMINIUM ASSOCIATION, INC.**

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**ARTICLES OF INCORPORATION**  
**FOR**  
**GLADIOLUS STREET CONDOMINIUM ASSOCIATION, INC.**

The undersigned, being desirous 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 Gladiolus Street Condominium Association, Inc., a Florida not-for-profit corporation, hereinafter referred to as the Association. The street address and mailing address for the Association is 660 14<sup>th</sup> Street South, St. Petersburg, FL 33701.

**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 Anna Maria, Manatee County, Florida, known as Gladiolus Street Condominiums, 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 developer of the Condominium is Carollee J. Rinkevich, as Successor Trustee of the Jayne M. Hoffman Trust dated November 18, 1997, hereinafter referred to as Developer.

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.

Prior to the recording of the Declaration in the Public Records of Manatee County, Florida, the Incorporator shall constitute the sole member of the Association.

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## ARTICLE VII. BOARD OF DIRECTORS

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

Section 2. The Association shall initially have three (3) directors. The names of the initial directors who shall serve until the first election by the members are Joseph L. Hutchinson, Joseph L. Hutchinson, Jr., and Carollee J. Rinkevich. Developer are entitled to elect at least one (1) director pursuant to the provisions of the Condominium Act. Any vacancies on the Board occurring before the first election shall be

Section 3. The first election of directors shall not be held until unit owners other than filled by Developer. Developer are entitled to elect at least one (1) director pursuant to the provisions of the Condominium Act. Any vacancies on the Board occurring before the first election shall be filled by Developer.

## 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	Joseph L. Hutchinson, Jr.
Secretary/Treasurer	Joseph L. Hutchinson, Jr.

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

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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.

#### ARTICLE IX. AMENDMENTS

These Articles of Incorporation may be amended as set forth in the Florida Statutes, as amended from time to time.

#### ARTICLE X. INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this Association is 410 43<sup>rd</sup> Street West, Ste. N, Bradenton, FL 34209, 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, Esquire, at 410 43<sup>rd</sup> Street West, Ste. N., Bradenton, FL 34209.

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 20 day of April, 2022.

  
Robert W. Hendrickson, III

#### ACCEPTANCE

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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