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 Florida Department of State  
 Division of Corporations  
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To: Division of Corporations  
Fax Number : (850)617-6381

*[Handwritten signature]*

**Email Address:** \_\_\_\_\_

**ST. PETE MID-CORE CONDOMINIUM ASSOCIATION, INC.**

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|-----------------------|---------|
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**ARTICLES OF INCORPORATION  
OF  
ST. PETE MID-CORE 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 shall be ST. PETE MID-CORE CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, hereinafter referred to as the Association. The street address of the initial principal office of the Association, which is also the mailing address of the Association, is 2325 Ulmerton Road, Suite 20, Clearwater, Florida 33782.

**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 and maintenance of a condominium located in Pinellas County, Florida, known as St. Pete Mid-Core, A Condominium, 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 the City of St. Petersburg, Florida, hereinafter referred to as Developer. Unless otherwise defined herein, any capitalized terms used in these Articles of Incorporation shall have the meanings assigned to them in the Declaration.

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.

**ARTICLE III. POWERS AND DUTIES**

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 the Act.

The Association shall have all of the powers and duties set forth in the Act, as lawfully modified by these Articles of Incorporation, the Bylaws of the Association, or the Declaration.

**ARTICLE IV. LIMITATIONS OF 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, may confer benefits on its members in conformity with its purposes, and may make rebates of excess membership dues, fees or assessments. The amount of earnings, if any, is not to be taken into account in any manner for the purpose of determining whether there should be a rebate or the amount of any rebate.

**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 become a member of the Association; provided, however, in the event of termination of the Condominium, members shall be those

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persons or other legal entities who are members at the time of such termination, their successors and assigns. Each member shall promptly deliver to the Association a copy of the duly recorded instrument establishing an ownership interest in a unit in the Condominium and shall obtain a written acknowledgment of said delivery signed by an officer of the Association. Membership in the Association shall be terminated automatically 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 Pinellas County, Florida, the Incorporator shall constitute the sole member of the Association.

#### ARTICLE VII. BOARD OF DIRECTORS

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

This Association shall have three (3) directors, two (2) of which shall be elected by the Parking Unit Owners and one (1) of which shall be elected by the Retail Unit Owner. The names and addresses of the initial directors who shall serve until the first election by the members are as follows:

| <u>NAME:</u>         | <u>ADDRESS:</u>   |
|----------------------|---|
| Fred B. Bullard, III | 2325 Ulmerton Road, Suite 20<br>Clearwater, Florida 33762         |
| Chris Ballestra      | 175 5 <sup>th</sup> Street North<br>St. Petersburg, Florida 33701 |
| Evan Mory            | 175 5 <sup>th</sup> Street North<br>St. Petersburg, Florida 33701 |

#### ARTICLE VIII. OFFICERS

The officers of the Association shall be a President, one or more Vice Presidents (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.

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               | Fred B. Bullard, III |
| Vice President          | Chris Ballestra      |
| Secretary and Treasurer | Evan Mory            |

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 chosen and qualified, or until his or her earlier resignation, removal from office or death.

The officers shall have such duties, responsibilities, and powers as provided in the Bylaws and the Florida Statutes.

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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 515 East Park Avenue, 2<sup>nd</sup> Floor, Tallahassee, Florida 32301, and the name of the initial registered agent of this Association located at that address is Capitol Corporate Services, Inc.

ARTICLE XI. INCORPORATOR

The name and address of the incorporator of this Corporation is as follows:

Fred B. Bullard, III  
2325 Ulmerton Road, Suite 20  
Clearwater, Florida 33762

*[Signature page(s) to immediately follow.]*

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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 sole incorporator hereof, has executed these Articles of Incorporation this 8 day of June, 2022.

Incorporator:

By:

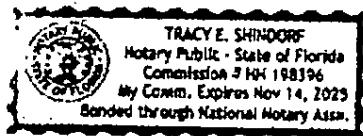
Fred B. Bullard, III

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 8 day of June, 2022, by Fred B. Bullard, III, being known to me to be the person who executed the foregoing Articles of Incorporation, and who acknowledged to me that he/she executed the same as his/her free act and deed for the uses and purposes therein set forth. He/She is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

My Commission Expires:

(AFFIX NOTARY SEAL)



Tracy E. Shindorf  
(Signature)

Name: Tracy E. Shindorf

(Legibly Printed)

Notary Public, State of Florida

\_\_\_\_\_  
(Commission Number, if any)

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ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

The undersigned, having been named as registered agent and to accept service of process for St. Pete Mid-Core Condominium Association, Inc., hereby accepts the appointment as registered agent and agrees to act in such capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of his duties and is familiar with and accepts the obligations of his position as registered agent.

**Registered Agent:****Capitol Corporate Services, Inc.**By: Taylor SeayName: Taylor SeayTitle: Asst. Secretary on behalf of Capitol Corporate Services, Inc.

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