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(Requestor's Name)

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(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

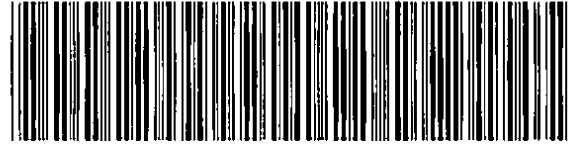
(Business Entity Name)

(Document Number)

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

Special Instructions to Filing Officer

Office Use Only



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FILED

2022 JUN 20 AM 11:44

SECRETARY OF STATE  
TALLAHASSEE, FL

RECEIVED

2022 JUN -2 PM 3:00

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

FLORIDA CAPITAL COURIER SERVICES, INC  
2330 CLARE DRIVE  
TALLAHASSEE, FL 32309  
(850) 524-5437  
(850) 524-624

PLEASE USE FUNDS FROM THIS ACCOUNT: I20210000160 AMOUNT: 70.00

AUTHORIZATION SIGNATURE: 

Lakeview Professional Village II Condominium Association, Inc.

BUSINESS ( Name)

Document #

☐ Walk in ☐ Pick up time ☐

☐ Mail out ☐ Will wait

☐ Photocopy

☐ Certified Copy of Articles

☐ Certificate of Status

**NEW FILINGS**

☐ Profit  
☐ Not for Profit  
☐ Limited Liability  
☐ Domestication  
☐ Other  
☒ CORP

**OTHER FILINGS**

☐ Annual Report  
☐ Fictitious Name

☐ APOSTIL ( ) ☐  
Country

**AMMENDMENTS**

☐ Amendment  
☐ Resignation of R.A. Officer/Director  
☐ Change of Registered Agent  
☐ Dissolution/Withdrawal  
☐ Merger  
☐ Conversion

**REGISTRATION/QUALIFICATIONS**

☐ Foreign filing  
☐ Limited Partnership  
☐ Reinstatement

☐ Other

EXAMINER'S INITIALS: \_\_\_\_\_

## COVER LETTER

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

**SUBJECT:** LAKEVIEW PROFESSIONAL VILLAGE II 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: Andrew B. Blasi, Esq.  
Name (Printed or typed)

7777 Glades Road, Suite 400  
Address

Boca Raton, FL 33434  
City, State & Zip

561-477-7800 ext. 214  
Daytime Telephone number

ablasi@sbwh.law  
E-mail address: (to be used for future annual report notification)

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



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

June 3, 2022

FLORIDA CAPITAL COURIER

We have received your document for LAKEVIEW PROFESSIONAL VILLAGE II CONDOMINIUM ASSOCIATION, INC . and your check(s) totaling \$. However, the enclosed document has not been filed and is being returned for the following correction(s):

The document must have original signatures.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6052.

Neysa Culligan  
Regulatory Specialist III

Letter Number: 922A00012475

RECEIVED  
2022 JUN 20 PM 4:11  
ALLAHASSEE, FLORIDA

FILED

2022 JUN 20 AM 11:4

ARTICLES OF INCORPORATION OF  
LAKEVIEW PROFESSIONAL VILLAGE II CONDOMINIUM ASSOCIATION, INC.  
SEAL COUNTY CLERK  
TALLAHASSEE, FL

ARTICLE I

NAME:

The name of the corporation, herein called the "Association" is Lakeview Professional Village II Condominium Association, Inc., and its initial office is 12510 West Atlantic Boulevard, Coral Springs, Florida 33071.

ARTICLE II

DEFINITIONS:

The definitions set forth in Section 4 of the Declaration of Condominium to which these Articles are a recorded exhibit shall apply to the same terms when used in these Articles.

ARTICLE III

PURPOSE AND POWERS:

The purpose for which the Association is organized is to provide an entity pursuant to the Florida Condominium Act for the operation of Lakeview Professional Village II, A Commercial Condominium, located in Broward County, Florida. The Association is organized and shall exist upon a non-stock basis as a Florida corporation not for profit. No earnings of the Association shall be distributed or inure to the private benefit of any member, Director or officer. 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 specifically limited or modified by these Articles, the Declaration of Condominium or the Condominium Act, Chapter 718, Florida Statutes, as it may hereafter be amended from time to time, including without limitation the following powers and duties:

(A) To levy and collect assessments against the units 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.

(B) To protect, maintain, repair, replace and operate the Condominium Property.

(C) To insure the condominium property for the protection of the Association and its members.

(D) To reconstruct improvements after casualty, and to further improve the Condominium Property.

(E) To make, amend and enforce reasonable rules and regulations governing the use of the common elements, and the operation of the Association.

(F) To approve or disapprove the transfer of ownership, leasing and occupancy of units, if authorized to do so in the Declaration of Condominium.

(G) To enforce the provisions of the Condominium Act, the condominium documents and any rules and regulations of the Association.

(H) To contract for the management and maintenance of the condominium property, and to delegate any powers and duties of the Association in connection therewith, except such as are specifically required by law or by the Declaration of Condominium to be exercised by the Board of Directors or the members of the Association.

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

(J) To make agreements, or acquire leaseholds, memberships, and other possessory, ownership or use interests in lands or facilities, if they are intended to provide enjoyment, recreation, or other use or benefit to the unit owners.

(K) To borrow money if necessary to perform its other functions hereunder.

All funds and the title to all property acquired by the Association shall be held by it in trust, and used for the benefit of the members in accordance with the provisions of the condominium documents.

#### ARTICLE IV MEMBERSHIP:

The members of the Association are all record owners of legal title to one or more units in the Condominium, as further provided in the Bylaws. The share of each member in the funds and assets of the Association cannot be assigned or transferred in any manner except as an appurtenance to his unit. The Owners of each Unit, collectively, shall be entitled to vote in Association matters, as further set forth in the Declaration of Condominium and the Bylaws. The manner of exercising voting rights shall be as set forth in the Declaration and the Bylaws.

#### ARTICLE V TERM:

The term of the Association shall be perpetual.

ARTICLE VI  
BYLAWS:

The Bylaws of the Association may be altered, amended, or rescinded as provided therein.

ARTICLE VII  
DIRECTORS AND OFFICERS:

The affairs of the Association will be administered by a Board of Directors consisting of the number of Directors determined by the Bylaws, but not less than three (3) Directors, and in the absence of such determination shall consist of three (3) Directors. Directors shall be elected by the members in the manner determined by the Bylaws. Directors may be removed from office, and vacancies on the Board of Directors filled in the manner provided in the Bylaws, unless otherwise required by law. The business of the Association shall be conducted by the officers designated in the Bylaws. The officers shall be elected each year by the Board of Directors, and they shall serve at the pleasure of the Board.

ARTICLE VIII  
AMENDMENTS:

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

(A) Proposal. Amendments to these Articles may be proposed by a majority of the Directors, or by written petition to the Board signed by at least 20% of the voting interests of the Association.

(B) Procedure. If any amendment to these Articles is so proposed, the proposed amendment shall be submitted to a vote of the members not later than the next annual meeting for which proper notice can be given.

(C) Vote Required. Except as otherwise required by law, a proposed amendment to these Articles of Incorporation shall be adopted if it is approved by at least seventy-eight percent (78%) of the voting interests, present in person or by proxy, at any annual or special meeting called for that purpose, or if it is approved in writing by the Owners of at least a majority of the voting interests without a meeting, provided that notice of the proposed amendment has been given or mailed to the members of the Association, and that the notice contains the text of the proposed amendment.

(D) Effective Date. An amendment which is duly adopted shall become effective upon filing with the Florida Secretary of State, and subsequently recording a certified copy in the Public Records of Broward County, Florida, with the same formalities as are required for the recording of an amendment to the Bylaws.

ARTICLE IX  
INITIAL DIRECTORS:

The initial Officers and Directors of the Association shall be:

President and Director: Cesar Bencosme  
12510 West Atlantic Boulevard  
Coral Springs, Florida 33071

Vice President and Director: Eugenio Sanchez  
12510 West Atlantic Boulevard  
Coral Springs, Florida 33071

Secretary, Treasurer and Director: Marilyn Reyes  
12510 West Atlantic Boulevard  
Coral Springs, Florida 33071

ARTICLE X  
INITIAL REGISTERED AGENT AND OFFICE:

The initial registered agent and office shall be:

Acaymo & Tegueste, LLC,  
a Florida limited liability company  
12510 West Atlantic Boulevard  
Coral Springs, Florida 33071

ARTICLE XI  
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 made a party because of his being, or having been, a Director or officer of the Association. The foregoing right to 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:

(A) 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.

(B) 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.



(C) A transaction from which the Director or officer derived an improper personal benefit.

(D) Recklessness, or an act or omission which was committed in bad faith or with malicious purpose or in a manner exhibiting wanton and willful disregard for human rights, safety or property, in an action by or in the right of someone other than the Association or a member.

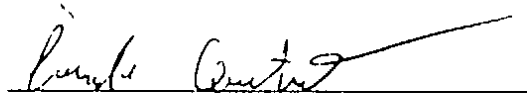
(E) Wrongful conduct by Directors or officers appointed by the Developer, in a proceeding brought by or on behalf of the Association.

In the event of a settlement, the right to indemnification shall not apply unless a majority of the disinterested Directors approve the 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.

WHEREFORE, the Developer under the Declaration, serving also as the Incorporator, has caused these presents to be executed this 30 day of November, 2021.

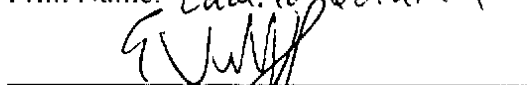
Signed in the presence of:

Acaymo & Tegueste, LLC,  
a Florida limited liability company



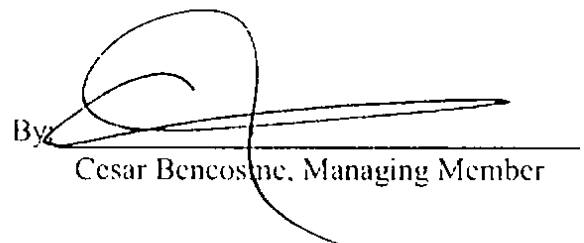
Signature - Witnesses #1

Print Name: Camilo Quintana



Signature - Witness #2

Print Name: Ernesto Vilches

  
By \_\_\_\_\_  
Cesar Bencosme, Managing Member

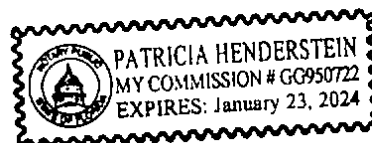
STATE OF FLORIDA  
COUNTY OF BROWARD

I hereby certify that on the 30 day of November, 2021 [ ☒ ] personally appeared before me, or [ ☐ ] appeared electronically via online notarization, Cesar Bencosme, Managing Member of Acaymo & Tegueste, LLC, a Florida limited liability company, who executed the foregoing in the name and on behalf of the said company. [ ☒ ] He is well known to me, or [ ☐ ] He did show \_\_\_\_\_ as proof of identification.

  
NOTARY PUBLIC, STATE OF FLORIDA

Printed Name:

My Commission Expires:



ACCEPTANCE BY REGISTERED AGENT

Having been named to accept service of process for the above-named Corporation, at the place designated in these Articles of Incorporation, the undersigned, as Managing Member of Acaymo & Tegueste, LLC, hereby accepts the appointment of Acaymo & Tegueste, LLC to act in this capacity, and agrees to comply with the provisions of the laws of the State of Florida, relative to keeping open said office.

Signed in the presence of:

Acaymo & Tegueste, LLC,  
a Florida limited liability company

[Signature]  
Signature - Witnesses #1  
Print Name: Conita Quintana

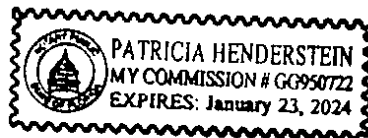
[Signature]  
Signature - Witness #2  
Print Name: Ernesto Vilches

By: [Signature]  
Cesar Bencosme, Managing Member

STATE OF FLORIDA  
COUNTY OF BROWARD

I hereby certify that on the 30 day of November, 2021 [ ☒ ] personally appeared before me, or [ ☐ ] appeared electronically via online notarization, Cesar Bencosme, Managing Member of Acaymo & Tegueste, LLC, a Florida limited liability company, who executed the foregoing in the name and on behalf of the said company. [ ☒ ] He is well known to me, or [ ☐ ] He did show \_\_\_\_\_ as proof of identification.

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA  
Printed Name:  
My Commission Expires:



FILED  
2022 JUN 20 AM 11:44  
SEAL-PAVILLOTT  
TALLAHASSEE, FL