

# **Electronic Articles of Incorporation For**

N23000001011  
FILED  
January 24, 2023  
Sec. Of State  
klovelace

TORTOISE CAY CONDOMINIUM ASSOCIATION, INC.

The undersigned incorporator, for the purpose of forming a Florida not-for-profit corporation, hereby adopts the following Articles of Incorporation:

## **Article I**

The name of the corporation is:

TORTOISE CAY CONDOMINIUM ASSOCIATION, INC.

## **Article II**

The principal place of business address:

357 WILSON AVE.  
COCOA BEACH, FL. US 32931

The mailing address of the corporation is:

100 N. ORLANDO AVE.  
COCOA BEACH, FL. US 32931

## **Article III**

The specific purpose for which this corporation is organized is:

TO PROVIDE AN ENTITY PURSUANT TO THE FLORIDA CONDOMINIUM  
ACT FOR THE OPERATION OF THAT CERTAIN CONDOMINIUM LOCATED  
IN BREVARD COUNTY, FLORIDA, KNOWN AS TORTOISE CAY, A  
CONDOMINIUM.

## **Article IV**

The manner in which directors are elected or appointed is:

AS PROVIDED FOR IN THE BYLAWS.

## **Article V**

The name and Florida street address of the registered agent is:

AARON THALWITZER ESQ.  
299 N ORLANDO AVE  
COCOA BEACH, FL. 32931

I certify that I am familiar with and accept the responsibilities of  
registered agent.

Registered Agent Signature: AARON THALWITZER

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## Article VI

The name and address of the incorporator is:

AARON THALWITZER  
299 N ORLANDO AVE

COCOA BEACH, FL 32931

Electronic Signature of Incorporator: AARON THALWITZER

I am the incorporator submitting these Articles of Incorporation and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of this corporation and every year thereafter to maintain "active" status.

## Article VII

The initial officer(s) and/or director(s) of the corporation is/are:

Title: P  
DANNY P RINGDAHL  
750 N ATLANTIC AVE., STE. 1209  
COCOA BEACH, FL. 32931 US

Title: VP  
ARNO PAAS  
4 WINDING WOODS DR.  
CHARLESTON, WV. 25311 US

Title: S, T  
GEOFF GILL  
609 MANATEE BAY DR.  
CAPE CANAVERAL, FL. 32920 US