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**FLORIDA PROFIT/NON PROFIT CORPORATION
BAYMEADOWS COMMERCIAL PROPERTY OWNERS
ASSOCIATION INC**

Certificate of Status	0
Certified Copy	0
Page Count	07
Estimated Charge	\$70.00

H24000266993 3

**ARTICLES OF INCORPORATION OF
BAYMEADOWS COMMERCIAL PROPERTY OWNERS ASSOCIATION, INC.**

The undersigned incorporator, desiring to form a corporation not-for-profit under the Chapter 617 of the laws of the State of Florida, hereby adopts the following Articles of Incorporation ("Articles"):

**Article 1
NAME AND DEFINITIONS**

The name of the corporation shall be **BAYMEADOWS COMMERCIAL PROPERTY OWNERS ASSOCIATION, INC.**, which is hereinafter referred to as the "Association".

The capitalized terms used herein shall have the meanings, if any, given to them in the Declaration of Covenants, Restrictions and Reciprocal Easements recorded (or to be recorded) in the Public Records of Duval County, Florida, as hereafter amended and/or supplemented from time to time (the "Covenants") unless the context clearly requires otherwise; provided, however, that the term "Member" shall mean a member of the Association as provided herein.

**Article 2
PURPOSES AND POWERS**

The objects and purposes of the Association are those objects and purposes as are authorized by the Covenants. The further objects and purposes of the Association are to preserve the values and amenities of the parcels which are now or hereafter developed within the properties which are subjected to the Covenants (hereinafter referred as the "Property") and to maintain the Common Areas for the benefit of the Members of the Association.

The Association is not organized for profit and no part of the net earnings, if any, shall inure to the benefit of any Member or individual person, firm or corporation.

The Association shall have the power to contract for the management of the Association and to delegate to the party with whom such contract has been entered into (which may be an affiliate of Bay Meadows RE LLC, a Florida limited liability company (the "Declarant")) the powers and duties of the Association, except those which require specific approval of the Board or the Members.

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 terms of these Articles and the Covenants. The Association shall also have all of the powers necessary to exercise all of the Association's rights and privileges, to perform all of its duties and obligations and to otherwise implement the purposes of the Association as set forth in the Covenants, as amended from time to time. The Association shall further have all of the powers necessary to provide for the common good, health, safety and general welfare of all of the Owners.

The Association shall also have the powers and the obligation to perpetually own, operate, maintain, replace, if necessary, the JEA Utilities, if any.

The foregoing statement of purposes shall be construed as a statement both of purpose and of powers, and such purposes and powers shall not be limited or restricted by reference to or inference from the terms or provisions of any other clause or statement, but shall be broadly construed as independent purposes and powers.

H24000266993 3

H24000266993 3

Article 3
MEMBERS

3.01 Membership. The Members of the Association shall be as follows:

- (a) Parcel Owner(s). Each Owner of a Parcel shall be a Class A Member of the Association and shall be a Voting Member.
- (b) Declarant. The Declarant shall be the sole Class B Member of the Association, until termination of the Class B Membership as provided in the Covenants, and shall be a Voting Member.

3.02 Members' Voting Rights. Except as provided in subsection (c), below, on all matters upon which the Members shall be entitled or required to vote, each Member shall have the following number of votes:

- (a) Each Parcel Owner shall have one (1) vote.
- (b) The Declarant shall have four (4) votes, for so long as the Declarant is the Class B Member, and thereafter the Declarant shall have one vote for each Parcel owned by the Declarant.

3.03 General Matters. Unless otherwise specified, when reference is made herein, or in the Covenants, By-Laws, rules and regulations, management contracts or otherwise, to a "Required Percentage" of Members, such reference shall be deemed to be a reference to fifty-one percent of the votes of the Voting Members.

3.04 Meetings of Members. The By-Laws shall provide for an annual meeting of Members, and may provide for regular and special meetings of Members other than the annual meeting. A quorum for the transaction of business at any meeting of the Members shall exist if at least fifty one percent (51%) of the total votes which may be cast by the Voting Members shall be represented at the meeting by the respective Members. Unless otherwise specifically required by law, references herein and in the Covenants, By-Laws and other documents administered by or binding on the Association shall be deemed to refer to meetings and votes of Members.

Article 4
CORPORATE EXISTENCE

The Association shall have perpetual existence.

Article 5
BOARD OF DIRECTORS

5.01 Management by Directors. The property, business and affairs of the Association shall be managed by a Board, which shall consist of up to four (4) persons. A majority of the directors shall constitute a quorum for the transaction of business. The By-Laws shall provide for meetings of directors, including annual meetings.

5.02 Original Board of Directors. The names and addresses of the first Board, who shall hold office until the first election and thereafter until qualified successors are duly elected and have taken office, shall be as follows:

<u>Name</u>	<u>Address</u>
Michael Kramer	3150 SW 38 Avenue, 11th Floor, Coral Gables, FL 33146

H24000266993 3

James Kramer 3150 SW 38 Avenue, 11th Floor, Coral Gables, FL 33146

5.03 Appointment of Directors. The Directors shall be elected or appointed as follows:

- (a) The Declarant shall have the right to appoint all of the Directors of the Association until termination of the Class B Membership, as provided in the Covenants, at which time the Class A Members shall have the right to elect or appoint the Directors.
- (b) Upon termination of the Class B Membership, the Class A Members shall be entitled to elect or appoint four (4) directors.

5.04 Appointment of Board of Directors. Unless otherwise provided in these Articles of Incorporation, directors elected or appointed by the Members shall be elected or appointed at the annual meeting of the Members as provided in the By-Laws. The By-Laws may provide for the method of voting for the election and for the removal from office of directors.

5.05 Duration of Office. Directors elected or appointed by the Members shall hold office until the next succeeding annual meeting of the Members and thereafter until qualified successors are duly elected or appointed and have taken office.

5.06 Vacancies. A director elected or appointed by the Declarant or any other Voting Member may only be removed by the Declarant, and any vacancy on the Board shall be filled by the Declarant or other Member that elected or appointed the resigning or removed director.

Article 6 **OFFICERS**

6.01 Officers Provided For. The Association shall have a President, a Vice President, a Secretary and a Treasurer, and such other officers as the Board may from time to time elect. One person may hold more than one office, subject to the limitations set forth in the By-Laws.

6.02 Election and Appointment of Officers. The officers of the Association, in accordance with any applicable provision of the By-Laws, shall be elected by the Board annually for terms of one (1) year and thereafter until qualified successors are duly elected and have taken office. The By-Laws may provide for the method of voting in the election for the removal from office of officers, for the filling of vacancies and for the duties of the officers. The President shall be a director; other officers may or may not be directors of the Association. If the office of President shall become vacant for any reason, or if the President shall be unable or unavailable to act, the Vice President shall automatically succeed to the office or perform its duties and exercise its powers. If any office other than that of the President shall become vacant for any reason, the Board may elect or appoint an individual to fill such vacancy.

6.03 First Officers. The names and addresses of the first officers of the Association, who shall hold office until the first annual meeting of directors and thereafter until successors are duly elected and have taken office, shall be as follows:

<u>Name and Office</u>	<u>Address</u>
Michael Kramer President	3150 SW 38 Avenue, 11th Floor, Coral Gables, FL 33146

H24000266993 3

James Kramer
Vice President

3150 SW 38 Avenue, 11th Floor, Coral Gables, FL 33146

James Kramer,
Secretary and Treasurer

3150 SW 38 Avenue, 11th Floor, Coral Gables, FL 33146

Article 7

BY-LAWS

The Board shall adopt By-Laws consistent with these Articles. Such By-Laws may be altered, amended, repealed or rescinded by the Members in the manner set forth in the By-Laws.

Article 8

AMENDMENTS

8.01 Approval of Amendments. Amendments to these Articles shall be proposed and approved by the Board and thereafter submitted to a meeting of the Voting Members for adoption or rejection by affirmative vote of 51% of the votes of the Voting Members.

8.02 Declarant's Right to Amend. Anything to the contrary herein notwithstanding, during the period in which the Declarant is entitled to elect a majority of the Directors of the Association, the Declarant shall have the absolute right to amend these Articles without the consent of the Members of the Board, and no amendment to these Articles shall be made or shall be effective without the written consent and joinder of the Declarant, which consent the Declarant may withhold in its sole and exclusive discretion.

8.03 Notice. Notice of a proposed amendment shall be included in the notice of the meeting at which such amendment is to be considered. Such notice shall contain the proposed amendment or a summary of the changes to be affected thereby.

8.04 Conflicting Provisions. In case of any conflict between these Articles and the By-Laws, these Articles shall control; and in case of any conflict between these Articles and the Covenants, the Covenants shall control.

Article 9

INCORPORATOR

The name and address of the Incorporator of the Association is:

Name

Address

Michael Kramer

3150 SW 38 Avenue, 11th Floor, Coral Gables, FL 33146

Article 10

INDEMNIFICATION

10.01 Right to Indemnification. The Association shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or contemplated action, suit or proceeding, whether civil, criminal, administrative or investigative by reason of the fact that he is or was a director, employee, officer, committee member, or agent of the Association, against expenses (including attorneys' fees and appellate attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by him in

H24000266993 3

connection with such action, suit or proceeding unless (a) it is determined by a court of competent jurisdiction, after all available appeals have been exhausted or not pursued by the proposed indemnitee, that he did not act in good faith or in a manner he reasonably believed to be not in, or opposed to, the best interest of the Association, and, with respect to any criminal action or proceeding, that he had reasonable cause to believe his conduct was unlawful, and (b) such court further determines specifically that indemnification should be denied. The termination of any action, suit or proceeding by judgment, order, settlement, conviction, or upon a plea of nolo contendere or its equivalent, shall not, of itself, create a presumption that the person did not act in good faith or did act in a manner which he believed to be not in or opposed to the best interest of the Association, and with respect to any criminal action or proceeding, that he had reasonable cause to believe that his conduct was unlawful.

10.02 Attorneys' Fees. To the extent that a director, officer employee or agent of the Association has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to in Section 1 above or in defense of any claim, issue or matter therein, he shall be indemnified against expenses (including attorneys' fees and appellate attorneys' fees) actually incurred by him in connection therewith.

10.03 Expenses. Expenses incurred in defending a civil or criminal action, suit or proceeding shall be paid by the Association in advance of the final disposition of such action, suit or proceeding through all available appeals upon receipt of an undertaking by or on behalf of the director, officer, committee member, employee or agent to repay such amount unless it shall ultimately be determined that he is entitled to be indemnified by the Association as authorized in this Article.

10.04 Non-exclusive. The indemnification provided by this Article shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under any by-law, agreement, vote of Members or otherwise, both as to action in his official capacity while holding such office or otherwise, and shall continue as to a person who has ceased to be director, officer, employee or agent and shall inure to the benefit of the heirs, executors and administrators of such person.

10.05 Power to Purchase Insurance. The Association shall have the power to purchase and maintain insurance on behalf of any person who is or was a director, officer, committee member, employee or agent of the Association, or is or was serving at the request of the Association as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, against any liability asserted against him and incurred by him in any such capacity, or arising out of his status as such, whether or not the Association would have the power to indemnify him against such liability under the provisions of this Article.

10.06 No Amendment. The provisions of this Article 10 shall not be amended.

Article 11 OFFICE

The principal office and mailing address of the Association shall be at 3150 SW 38 Avenue, 11th Floor, Coral Gables, FL 33146, or at such other place as may be subsequently designated by the Board of Directors. All books and records of the Association shall be kept at its principal office or at such other place as may be permitted by Florida law.

H24000266993 3

Article 12
REGISTERED AGENT

Until changed, Michael Kramer shall be the registered agent of the Association and the registered office shall be 3150 SW 38 Avenue, 11th Floor, Coral Gables, FL 33146.

Article 13
DISSOLUTION

Upon dissolution of the Association, all of its assets shall be conveyed to another non-profit corporation, unincorporated association or public agency.

IN WITNESS WHEREOF, the said Incorporator has hereunto set his hand this 1ST day of August, 2024.



Michael Kramer, Incorporator

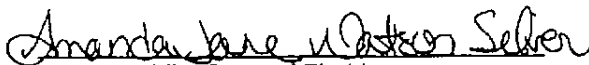
STATE OF FLORIDA

COUNTY OF MIAMI DADE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this ____ day of August, 2024, by Michael Kramer who is ☒ personally known to me or ☐ has produced _____ as Identification.



Amanda Jane Watson Silver
Notary Public
State of Florida
Comm# HH042367
Expires 1/11/2025


Notary Public, State of Florida
Printed Name: Amanda Jane Watson Silver
Commission Number: HH042367
My Commission Expires: 1/11/2025


H24000266993 3

H24000266993 3

**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN FLORIDA, NAMING
AGENT UPON WHOM PROCESS MAY BE SERVED**


In compliance with Section 48.091, Florida Statutes, the following is submitted:

BAYMEADOWS COMMERCIAL PROPERTY OWNERS ASSOCIATION, INC., desiring to organize or qualify under the laws of the State of Florida, with its principal place of business at the City of Jacksonville, State of Florida, has named Michael Kramer, whose address is 3150 SW 38 Avenue, 11th Floor, Coral Gables, FL 33146, as its agent to accept service of process within Florida.

By: 
Michael Kramer, Incorporator

Date: 8/1/24

Having been named to accept service of process for the above-stated Corporation, at the place designated in this Certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

By: 
Michael Kramer, Registered Agent

Date: 8/1/24

H24000266993 3