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From:

Account Name : SALVATORI LAW OFFICE, PLLC  
Account Number : I20170000055  
Phone : (239)308-9191  
Fax Number : (239)552-4185

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**FLORIDA PROFIT/NON PROFIT CORPORATION****Osprey Professional Condominium Association, Inc.**

Certificate of Status	0
Certified Copy	1
Page Count	09
Estimated Charge	\$78.75

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## ARTICLES OF INCORPORATION

OF

OSPREY PROFESSIONAL CONDOMINIUM ASSOCIATION, INC.

A Corporation Not-For-Profit

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SARASOTA COUNTY, FL  
CLERK OF CIRCUIT COURT

In order to form a corporation under the Laws of Florida for the formation of corporations not for profit, the undersigned hereby creates a corporation for the purposes and with the powers herein specified; and to that end does, by these Articles of Incorporation, set forth:

I. **Name.** The name of the corporation shall be: **OSPREY PROFESSIONAL CONDOMINIUM ASSOCIATION, INC.** (the "**Association**"), with a principal office at 2670 Horseshoe Drive N., Suite 201, Naples, FL 34104.

II. **Purposes.** The purposes of the Association shall be to administer the operation, maintenance, and management of **OSPREY PROFESSIONAL, A CONDOMINIUM** (the "**Condominium**"), to be established as a commercial condominium in accordance with the Florida Condominium Act (the "**Act**") upon land situated in Sarasota County, Florida (the "**Land**"), and to perform the acts and duties incident to operation and management of the Condominium in accordance with the provisions of these Articles of Incorporation, the By-Laws of the Association (the "**By-Laws**") and the Declaration of Condominium of the Condominium (the "**Declaration**"), which will be recorded in the Public Records of Sarasota County, Florida; and to maintain, operate, encumber, lease, manage, and otherwise deal with the Land, the improvements and such other property, real and/or personal, as may be or become part of the Condominium (the "**Condominium Property**") to the extent necessary or convenient in the administration of the Condominium. The Association shall be conducted as a non-profit organization for the benefit of its members.

III. **Powers.** The Association shall have the following powers:

3.1 All of the powers and privileges granted to corporations not for profit under the law pursuant to which this Corporation is chartered.

3.2 All of the powers conferred on a condominium association by law and which are reasonably necessary to implement and effectuate the purposes of the Association, including, without limitation, the power, authority and right to:

(a) Make and establish reasonable Rules and Regulations governing the use of the Units, Common Elements and Limited Common Elements in and of the Condominium, as such terms are defined in the Declaration.

(b) Levy and collect assessments against members of the Association to pay the Common Expenses of the Condominium, as provided in the Declaration and the By-Laws; including the right to levy and collect assessments for the purpose of acquiring, owning, holding, operating, leasing, encumbering, selling, conveying, exchanging, managing and otherwise dealing with the Condominium Property, including Units, which may be necessary or convenient in the operation and management of the Condominium and in accomplishing the purposes set forth in the Declaration and the right to levy and collect assessments for the management and

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operation of any facilities which are created for the use of the members of the Association, and the payment of other obligations of the Members to be collected by the Association.

(c) Maintain, repair, replace, operate and manage the Condominium Property, including the right to reconstruct improvements after casualty and further to improve and add to the Condominium Property.

(d) Contract for the management of the Condominium and, in connection therewith, to delegate any and/or all of the powers and duties of the Association to the extent and in the manner permitted by the Declaration, the By-Laws, and the Act.

(e) Enforce the provisions of these Articles of Incorporation, the Declaration, the By-Laws, and all Rules and Regulations governing use of the Condominium and Condominium Property which may from time to time be established.

(f) Exercise, undertake and accomplish all of the rights, duties and obligations which may be granted to or imposed upon the Association in the Declaration and the Act.

(g) Provide and/or arrange for all services which the law permits to be provided by a condominium association including those services set forth in Florida Statutes, Section 718.111, to the extent appropriate for a commercial condominium.

IV. Members. The qualification of members, the manner of their admission to and the termination of membership, and voting by members shall be as follows:

4.1 The record owners of all Units in the Condominium shall be members of the Association, and no other persons or entities shall be entitled to membership, except as provided in Article 4.5 hereof.

4.2 Membership shall be established by the acquisition of fee title to a Unit in the Condominium, or by acquisition of a fee ownership interest therein, by voluntary conveyance or operation of law, and the membership of any person or entity shall be automatically terminated when such person or entity is divested of all title or his or her entire fee ownership in such Unit; provided, that nothing herein contained shall be construed as terminating the membership of any person or entity owning fee title to or a fee ownership interest in two or more Units at any time while such person or entity shall retain fee title to or a fee ownership interest in any Unit.

4.3 The interest of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance to the Unit(s) owned by such member. The funds and assets of the Association shall be expended, held or used only for the benefit of the membership and for the purposes authorized herein, in the Declaration, and in the By-Laws.

4.4 On all matters on which the membership shall be entitled to vote, there shall be one, and only one, vote appurtenant to each Unit in the Condominium, which may be exercised or cast by the owner(s) of each Unit as provided in the By-Laws. Should any member own more than one Unit, such member shall be entitled

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to exercise or cast the vote appurtenant to each such Unit, in the manner provided by the By-Laws.

4.5 Until such time as the Land, and the improvements now and to be constructed thereon, are submitted to the condominium form of ownership by recordation of the Declaration in the Public Records of Sarasota County, Florida, the membership of the Association shall be comprised of the subscriber to these Articles.

V. **Duration.** The Association shall have perpetual existence.

VI. **Office.** The principal office of the Association shall be located in Florida, but the Association may maintain offices and transact business in such places, within or without the State of Florida, as may from time to time be designated by the Board of Directors. The initial principal place of business shall be 2670 Horseshoe Drive N., Suite 201, Naples, FL 34104.

VII. **Management.** The affairs of the Association shall be managed by the Board of Directors of the Association ("Board"), directing and acting through the officers of the Association, including the President of the Association assisted by the Vice President, Secretary and Treasurer and, if any, the Assistant Secretaries and Assistant Treasurers, always subject to the direction of the Board of Directors. The Board of Directors, or the President with the approval of the Board of Directors, may employ a managing agent, agency, and/or other managerial and supervisory personnel for the operation and management of the Condominium and the affairs of the Association, and any and all such persons and/or entity or entities may be so employed without regard to whether any such person or entity is a member of the Association or a Director or officer of the Association, as the case may be. A Unit owner does not have authority to act for the Association by reason of being a Unit owner.

VIII. **Directors.** The initial Board of Directors shall consist of three (3) persons. Succeeding Boards shall consist of no fewer than three (3), or more than seven (7) persons, as provided for in the By-Laws. Board members other than those serving on the initial Board shall have staggered terms and shall be elected by the members of the Association at the annual meetings of the membership as provided by the By-Laws. All members of all Boards of Directors shall be members of the Association or shall be authorized representatives, officers or employees of a corporate member of the Association, except during the period of Declarant control specified herein.

Notwithstanding anything to the contrary contained herein, it is hereby agreed that for so long as the Condominium Property consists of only two (2) Units, that the owner of each Unit shall be entitled to designate a member to the Board of Directors. Thereafter, the two (2) directors shall designate a third (3<sup>rd</sup>) person to be a member of the Board of Directors. In the event that the two (2) designated members of the Board of Directors are unable to agree on a third (3<sup>rd</sup>) Board member, then each Unit owner shall be entitled to designate the Board member in alternating years, with the first designation be made by the larger of the two (2) Units.

MHM REHAB LWR, LLC, a Florida limited liability company (the "Declarant") shall have the right to designate the members of the Board of Directors for so long as the law will permit it to do so. Unit owners, other than the Declarant, shall have the right to elect such Directors at such time and in such manner as the law requires. The Declarant shall have the right to elect, in the manner provided in the By-Laws, one (1) member of the Board of Directors as long as the Declarant holds for sale in the ordinary course of business at least five percent (5%) of the Units in the Condominium. Notwithstanding the foregoing, the Declarant shall be

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entitled at any time to waive in writing its rights hereunder, and to transfer control of the Association to the Unit owners prior to the times required by law. After Unit owners other than the Declarant elect a majority of the members of the Board of Directors, the Declarant shall, within the time required by law and in the manner provided in the By-Laws, relinquish control of the Association and shall deliver to the Association possession and control of all Condominium Property and all property of the Association held or controlled by the Declarant.

IX. **Officers.** The Board of Directors shall elect a President, Vice President, Secretary, Treasurer, and as many other Vice Presidents, Assistant Secretaries and Assistant Treasurers as the Board of Directors shall deem advisable from time to time. All officers must be members of the Association, except those appointed by Declarant. The President shall be elected from the membership of the Board of Directors, but no other officer need be a Director. The same person may hold two offices, the duties of which are not incompatible; provided, however, that the office of President and Vice President shall not be held by the same person, nor shall the office of President and Secretary or Assistant Secretary be held by the same person.

X. **Initial Board.** The names and addresses of the members of the initial Board of Directors, who, subject to the provisions of the laws of Florida, these Articles of Incorporation and the By-Laws, shall hold office until the annual meeting of the Association in the year following the year this corporation is formed, and thereafter until their successors are selected and have qualified, are as follows:

Michael H. Metcalf  
2670 Horseshoe Drive N., Suite 201  
Naples, FL 34104

Richard T. Needham  
2670 Horseshoe Drive N., Suite 201  
Naples, FL 34104

Bryan M. Sechrist  
2670 Horseshoe Drive N., Suite 201  
Naples, FL 34104

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XI. **Initial Officers.** The initial officers of the Corporation, who shall hold office until their successors are elected and have qualified pursuant to these Articles of Incorporation and the By-Laws, shall be the following:

President: Michael H. Metcalf  
2670 Horseshoe Drive N., Suite 201  
Naples, FL 34104

Vice-President: Richard T. Needham  
2670 Horseshoe Drive N., Suite 201  
Naples, FL 34104

Secretary/Treasurer: Bryan M. Sechrist  
2670 Horseshoe Drive N., Suite 201  
Naples, FL 34104

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XII. **Subscriber.** The name of the Subscriber to these Articles of Incorporation and his address, are set forth below:

Michael H. Metcalf  
2670 Horseshoe Drive N., Suite 201  
Naples, FL 34104

XIII. **By-Laws.** The original By-Laws of the Association shall be adopted by a majority vote of the Directors of this Association at a meeting at which a majority of the Directors are present, and, thereafter, the By-Laws may be amended, altered or rescinded only by affirmative vote of two-thirds (2/3) of the voting interests in the Association, as provided in the By-Laws.

XIV. **Indemnification.** Every Director and every officer of the Association shall be indemnified by the Association to the fullest extent permitted by Florida law against all expenses and liabilities, including attorney's fees, reasonably incurred by or imposed upon him or her in connection with any proceeding to which he or she may be a party, or in which he or she may become involved, by reason of his or her being or having been a Director or officer of the Association, whether or not he or she is a Director or officer at the time such expenses are incurred, except in such cases wherein the Director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his or her duties; provided that, in the event of any claim for reimbursement or indemnification hereunder based upon a settlement by the Director or officer seeking such reimbursement or indemnification, the indemnification herein shall apply only if the Board of Directors approves such settlement and reimbursement as being in the best interests of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or officer may be entitled.

XV. **Amendment.** An amendment or amendments to these Articles of Incorporation may be proposed by the Board of Directors of the Association acting upon a vote of the majority of the Directors, or by the members of the Association holding no less than one-third (1/3) of the voting interests in the Association, whether meeting as members or by instrument in writing signed by them. Upon any amendment or amendments to these Articles of Incorporation being proposed by the Board of Directors or members, such proposed amendment or amendments shall be transmitted to the President of the Association, or the acting chief executive officer in the absence of the President, who shall thereupon call a special meeting of the members of the Association for a date not sooner than twenty (20) days or later than sixty (60) days from the receipt by him or her of the proposed amendment or amendments, and it shall be the duty of the Secretary to give each member written notice of such meeting stating the time and place of the meeting and reciting the proposed amendment or amendments in reasonably detailed form, which notice shall be mailed or presented personally to each member not less than ten (10) days nor more than thirty (30) days before the date set for such meeting. If mailed, such notice shall be deemed to be properly given when deposited in the United States mail, addressed to the member at his or her Post Office address as it appears on the records of the Association, with first class postage thereon prepaid. Such notice shall further be posted on the Condominium Property for at least 14 continuous days preceding the meeting. Any member may waive such notice by written waiver of notice signed by such member and such waiver when filed in the records of the Association, whether before, during or after the holding of the meeting, shall be deemed equivalent to the giving of such notice to such member. At such meeting, the amendment or amendments proposed must be approved by an affirmative vote of members holding at least two-thirds (2/3) of the voting interests in the Association in order for

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such amendment or amendments to become effective. Thereupon, such amendment or amendments of these Articles of Incorporation shall be transcribed and certified in such form as may be necessary to file the same in the office of the Secretary of State of the State of Florida. A certified copy of each such amendment of these Articles of Incorporation shall be recorded in the Public Records of Sarasota County, Florida, within thirty (30) days from the date on which the same is filed in the office of the Secretary of State, and shall thereupon become effective. Notwithstanding the foregoing provisions of this Article XV, no amendment to these Articles of Incorporation which shall abridge, amend or alter the right of Declarant to designate and select members of the Board of Directors of the Association, as provided in Article VIII hereof, or otherwise alter or abrogate rights of Declarant, may be adopted or become effective without the prior written consent of Declarant.

**XVI. Registered Agent and Registered Office.** The initial registered agent for the Association shall be SALVATORI LAW OFFICE, PLLC, and the registered office shall be located at 5150 North Tamiami Trail, Suite 304, Naples, Florida 34103, as designated in the attached Certificate. The Board of Directors shall have the right to designate subsequent resident agents without amending these Articles.

**IN WITNESS WHEREOF**, the Subscriber hereto has hereunto set his hand and seal this 9<sup>th</sup> day of December 2024.

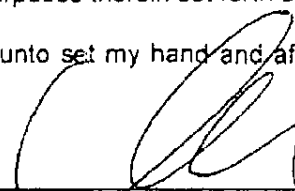
  
 Michael H. Metcalf

STATE OF FLORIDA  
COUNTY OF COLLIER

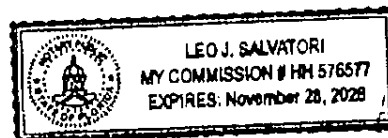
**I HEREBY CERTIFY** that on this day personally appeared before me, the undersigned authority, MICHAEL H. METCALF, to me well known and well known to me to be the person who executed the foregoing instrument and acknowledged before me that he executed the same freely and voluntarily for the uses and purposes therein set forth and expressed.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed my official seal on this 9<sup>th</sup> day of December, 2024.

(Affix Seal)

  
 Signature of Person Taking Acknowledgment

TYPED, PRINTED OR STAMPED NAME OF NOTARY  
My Commission expires:



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**CERTIFICATE DESIGNATING REGISTERED AGENT**  
**AND REGISTERED OFFICE**

In compliance with Florida Statutes Sections 48.091, 617.0501 and 607.0501, the following is submitted: **OSPREY PROFESSIONAL CONDOMINIUM ASSOCIATION, INC.**, desiring to organize as a corporation under the laws of the State of Florida, has designated 5150 North Tamiami Trail, Suite 304, Naples, Florida 34103, as its initial Registered Office, and has named SALVATORI LAW OFFICE, PLLC located at said address, as its initial Registered Agent.



Michael H. Metcalf

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**ACCEPTANCE OF REGISTERED AGENT**

Having been named Registered Agent for the above stated corporation, at the designated Registered Office, the undersigned hereby accepts said appointment, is familiar with and accepts the obligations thereof, and agrees to comply with the provisions of Florida Statutes Section 48.091 and 617.0501, relative to keeping open said office.

  
**SALVATORI LAW OFFICE, PLLC**

By:

\_\_\_\_\_  
Leo J. Salvatori, as Manager

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