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**FLORIDA PROFIT/NON PROFIT CORPORATION**  
**WAREHOUSES AT GLOBAL COURT CONDOMINIUM**  
**ASSOCIATION, INC.**

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**ARTICLES OF INCORPORATION**

of

**WAREHOUSES AT GLOBAL COURT  
CONDOMINIUM ASSOCIATION, INC.**

The undersigned Incorporator, for the purpose of forming a Corporation not for profit under the Florida Business Corporation Act, hereby adopts the following Articles of Incorporation:

**ARTICLE I. NAME OF CORPORATION**

The name of this Corporation is: **WAREHOUSES AT GLOBAL COURT CONDOMINIUM ASSOCIATION, INC.**

**ARTICLE II. TERM OF EXISTENCE**

The date and time when corporate existence shall commence shall be 12:01 A.M. on the date of filing of these Articles with the Florida Department of State, and the Corporation shall have perpetual existence thereafter.

**ARTICLE III. PURPOSES**

The purpose of the Corporation shall be to operate and manage the affairs and property of the land condominium known as WAREHOUSES AT GLOBAL COURT, A LAND CONDOMINIUM, located at 1450 and 1460 Global Court, Sarasota, Florida 34240, Sarasota County, Florida and to perform each and every act provided in the Declaration of Condominium of the said Condominium and the Condominium Act, Chapter 718, Florida Statutes.

**ARTICLE IV. POWERS**

The Corporation shall have all of the statutory powers of a corporation not for profit and all of the powers and duties set forth in the Condominium Act and the Declaration of Condominium of Warehouses at Global Court, a Land Condominium (the "Declaration"). As more particularly set forth in the Declaration of Condominium of Warehouses at Global Court, a Land Condominium, the Corporation may acquire leasehold, membership and other possessory or use interests (whether or not such interests relate to property contiguous to the lands of the condominium) intended to provide for the enjoyment, recreation, or other use or benefit of the Corporation members, and the Corporation may acquire, convey, lease and mortgage Corporation property. Additionally, the Corporation may operate and maintain the surface water management system facilities, including all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetlands and any associated buffer areas, and wetland mitigation areas.

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**ARTICLE V. MEMBERS**

All persons owning a vested present interest in the fee title to a condominium unit in Warehouses at Global Court, a Land Condominium, which interest is evidenced by a duly recorded proper instrument in the Public Records of Sarasota County, Florida, shall be members of the Corporation. Membership shall terminate automatically and immediately at the time a member's vested interest in the fee title terminates, except that upon the termination of the condominium, the membership of a unit owner who conveys his unit to the trustee as provided in the Declaration shall continue until the trustee makes a final distribution of such unit's share of the funds collected and held by the trustee.

After the Corporation approves of a conveyance of a condominium unit as provided in the Declaration of Condominium, the change of membership in the Corporation shall be evidenced in the Corporation records by delivery to the Corporation of a copy of the recorded deed or other instrument of conveyance.

Prior to the recording of the Declaration, the sole member of the Corporation is Greenco Investments, LLC, a Florida limited liability company.

**ARTICLE VI. VOTING RIGHTS**

The voting rights of each unit shall be determined on an equal fractional basis. That is, each unit shall be entitled to one (1) vote. When more than one person owns a unit in the condominium, the vote for that unit shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any one unit, and the vote shall not be divided among the owners of any one unit. If one owner owns more than one unit, such owner shall have the one vote for each unit owned. If units are joined together and occupied by one owner, such owner shall have a separate vote for each unit owned.

**ARTICLE VII. PRINCIPAL OFFICE**

The initial principal place of business and mailing address of this Corporation shall be 3336 S. Seclusion Dr., Sarasota, Florida 34239.

**ARTICLE VIII. INITIAL REGISTERED AGENT AND ADDRESS**

The street address of the registered office of this Corporation is 3336 S. Seclusion Dr., Sarasota, Florida 34236., and the Registered Agent at such office is Jeffrey D. Manning.

**ARTICLE VIX. DIRECTORS**

This Corporation shall have four (4) Directors initially. The number of Directors may be changed from time to time by Bylaws adopted by the shareholders. The name and address of each member of the first Board of Directors are:

<u>Name</u>	<u>Address</u>
JEFFREY D. MANNING	3336 S. Seclusion Dr., Sarasota, Florida 34239
MARIA P. MANNING	3336 S. Seclusion Dr., Sarasota, Florida 34239
COLLIN R. HAUGHT, III	7740 Heyward Circle University Park, Florida 34201

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MARK SOSSO

1450 Global Court  
Sarasota, Florida 34240

### ARTICLE X. AMENDMENT

These Articles of Incorporation may be amended in certain instances by the Board of Directors as provided by statute and in certain instances by resolutions adopted by the Board of Directors, proposed by them to the shareholders and approved at a shareholders meeting by a majority of the stock entitled to vote thereon.

### ARTICLE XL INCORPORATOR

The name and street address of the Incorporator to these Articles of Incorporation are:

<u>Name</u>	<u>Address</u>
GREENCO INVESTMENTS, LLC, a Florida limited liability company	3336 S. Seclusion Dr., Sarasota, Florida 34239

The undersigned has executed these Articles this 13<sup>th</sup> day of January, 2025.

"INCORPORATOR"

GREENCO INVESTMENTS, LLC, a Florida  
limited liability company

By:   
Jeffrey D. Manning, as Manager

### ACCEPTANCE OF REGISTERED AGENT

Having been named as Registered Agent and to accept service of process for WAREHOUSES AT GLOBAL COURT CONDOMINIUM ASSOCIATION, INC., at the place designated in the Articles, I hereby accept the appointment as Registered Agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as Registered Agent.

  
Jeffrey D. Manning