

N25909

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

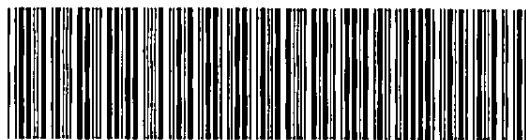
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



900322186479

01/17/19--01030--004 **43.75

2019 JAN 17 AM 11:35
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

JAN 23 2019

C. McNAIR

Law Office of
Jamie B Greusel, Esq.
Attorney at Law

1104 North Collier Boulevard
Marco Island, FL 34145

Telephone: 239-394-8111 Fax: (239) 394-0549 E-mail: jamie@jamiagreusel.net

Jamie B Greusel
Licensed in Florida and New Jersey

2019 JAN 17 AM 11:33
RECEIVED BY SECRETARY
TALLAHASSEE, FLORIDA

January 10, 2019

Amendment Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

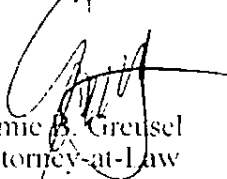
Re: The Plantation of Marco Island Condominium Association, Inc.

Gentlemen/Ladies:

Enclosed are two original copies of the Amended and Restated Articles of Incorporation for the corporation referenced above, along with a check in the amount of \$43.75 made payable to the Department of State, representing \$35.00 filing fee and \$8.75 for certification.

Kindly file the original in your office and return a certified copy to our office.

Sincerely,



Jamie B. Greusel
Attorney-at-Law

JBG/rgb
Enclosures

2019 JAN 17 AM 11:39

SECRETARY OF STATE
FLORIDA

FIRST AMENDED AND RESTATED ARTICLES OF INCORPORATION
FOR
THE PLANTATION OF MARCO ISLAND CONDOMINIUM ASSOCIATION,
INC.

In compliance with the requirements of Chapter 617, Florida Statutes, the undersigned all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not-for-profit and do hereby certify:

ARTICLE I

The name of the corporation, hereinafter called "Condominium Association" is THE PLANTATION OF MARCO ISLAND CONDOMINIUM ASSOCIATION, INC. and the corporate office address is 1000 South Collier Blvd., Marco Island, FL 34145.

ARTICLE II

PURPOSE AND POWERS: The purpose for which the Condominium Association is organized is to provide an entity in accordance with the Condominium Act for the operation of The Plantation of Marco Island, a Condominium, located in Marco Island, Collier County, Florida.

The Condominium Association is organized and shall exist upon a non-stock basis as a not-for-profit corporation under the laws of the State of Florida, and no portion of any earning of the Condominium Association shall be distributed or inure to the private benefit of any member, director or officer of the Condominium Association. For the accomplishment of its purposes, the Condominium Association shall have all of the common law and statutory powers and duties of a corporation not for profit under the laws of the State of Florida, and as provided in these Amended and Restated Articles of Incorporation, the Amended and Restated Declaration of Condominium, and the Amended and Restated By-laws or the Florida Condominium Act, as they may be amended from time to time.

The Condominium Association shall have all the powers and duties reasonably necessary to operate the condominium pursuant to the Amended and Restated Declaration and as it may hereafter be amended, including, but not limited to, the following:

A. To make and collect assessments against the members of the Association in order to defray the costs, expenses and losses of the Association, and to use the proceeds of said assessments in the exercise of its powers and duties;

B. To protect, maintain, repair, replace and operate the Condominium property and Association property;

C. To purchase insurance on the Condominium property and Association property for the protection of the Association, its members and their mortgagees;

D. To make, amend, and enforce reasonable rules and regulations governing the use of the common elements, and the operation of the Association;

E. To approve or disapprove the transfer, mortgage, ownership and occupancy of units, as provided by the Amended and Restated Declaration of Condominium and the Amended and Restated By-laws;

F. To reconstruct improvements after casualty and to make further improvements of the property;

G. To enforce the provisions of the Condominium Act, the First Amended and Restated Declaration of Condominium, these First Amended and Restated Articles, the First Amended and Restated By-laws and any Rules and Regulations of the Association, as amended;

H. To contract for the management and maintenance of the Condominium and the Condominium Property, and to delegate any powers and duties of the Association in connection therewith except such as are specifically required by the First Amended and Restated Declaration of Condominium to be exercised by the Board of Directors or the membership of the Condominium Association;

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

J. To acquire real and personal property in the name of the Association;

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 for the benefit of the members in accordance with the provisions of the First Amended and Restated Declaration of Condominium, these First Amended and Restated Articles of Condominium, and the First Amended and Restated By-laws, as may be amended from time to time.

ARTICLE III

MEMBERSHIP: The members of the Association shall consist of all record owners of a fee simple interest in one or more units in the Condominium, and as further provided in the First Amended and Restated By-laws. After termination of the Condominium, the members shall consist of those who are members at the time of such termination. After receiving approval of the Association as required by the First Amended and Restated Declaration of Condominium, change of membership shall be established by recording in the Public Records of Collier County, Florida, a deed or other instrument and by delivery to the Association of a copy of such instrument. The share of a member in the funds and assets of the Association cannot be assigned or otherwise transferred in any manner except as an appurtenance to his unit. The owners of each unit, collectively, shall be entitled to one vote in the Association matters as set forth in the First Amended and Restated Declaration of Condominium and First Amended and Restated By-laws. The manner of exercising voting rights shall be as set forth in the First Amended and Restated By-laws.

ARTICLE IV

TERM: The term of the Condominium Association shall be perpetual.

ARTICLE V

BY-LAWS: The First Amended and Restated By-laws of the Condominium Association may be amended or rescinded in the manner provided for therein.

ARTICLE VI

AMENDMENTS: Amendments to these Articles may be proposed by the Board of Directors or by written petition to the Board signed by the owners of at least one-fourth (1/4th) of the units. Upon any amendment or amendments to these Articles being proposed as provided above, the proposed amendment or amendments shall be submitted to a vote of the members not later than the next annual meeting for which proper notice can still be given. Except as otherwise provided by law, or by specific provision of the Condominium documents, these Articles may be amended if the proposed amendment is approved by at sixty-six percent (66 %) of the voting interests who are present, in person or by proxy, at any annual meeting or special meeting called for the purpose. Alternatively, amendments may be adopted without a meeting if the Bylaws so provide for an alternative method.

Any amendment shall become effective upon filing with the Secretary of State and recording a copy in the Public Records of Collier County, Florida.

ARTICLE VII

DIRECTORS AND OFFICERS: The affairs of the Association shall be administered by a Board of Directors consisting of the number of Directors determined by the First Amended and Restated By-laws, but in any event no less than three (3) Directors, and no greater than seven (7) Directors. All Directors shall be elected by the members in the manner detailed in the First Amended and Restated By-laws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided in the First Amended and Restated By-laws. The officers shall conduct the business of the Association, and shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Condominium Association and shall serve at the pleasure of the Board.

ARTICLE VIII

INDEMNIFICATION: The Association shall indemnify every Director and every officer of the Association against all expenses and liabilities including attorney's fees incurred by or imposed on them in connection with any legal proceeding to which he may become a party as a result of his position as an officer or director of the Association, provided, however, said indemnification shall not apply in the event of gross negligence or willful misconduct of the Director or officer, or in any criminal action, unless the Director or officer acted in good faith and in a manner he reasonably believed was in the best interest of the Condominium Association. Indemnification shall also not apply in the event that there is a Final Judgment or other judicial or quasi-judicial determination that establishes that the act and/or omission is material and the person seeking the indemnification derived an improper personal benefit,

CERTIFICATE

The undersigned, being the duly elected President and Secretary of The Plantation of Marco Island Condominium Association, Inc. hereby certify that the foregoing were duly proposed by the Board of Directors and that the foregoing were approved by at least a majority of all unit owners at a meeting held on December 12, 2018, in accordance with the requirements of the Articles of Incorporation for their amendment. The foregoing both amend and restate the Articles of Incorporation in their entirety.

Executed this 9th day of January, 2019.

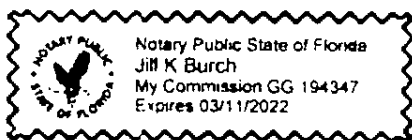
THE PLANTATION OF MARCO ISLAND
CONDOMINIUM ASSOCIATION, INC.
A Florida not-for-profit corporation

By: David Steury
Print name: David Steury
As President

Attest: Patrick Finnegan
Print Name: PATRICK FINNEGAN
As Secretary

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me on this 9th day of January, 2019 by DAVID STEURY, President of The Plantation of Marco Island Condominium Association, Inc., who is personally known to me or who has produced _____ (type of identification) as identification.



Jill K Burch
Notary Public
Print Name: Jill K Burch
My commission expires: 3/11/22

(SEAL)

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me on this 9th day of January, 2019 by PATRICK FINNEGAN, Secretary of The Plantation of Marco Island Condominium Association, Inc., who is personally known to me or who has produced _____ (type of identification) as identification.



Jill K Burch
Notary Public
Print Name: Jill K Burch
My commission expires: 3/11/22

(SEAL)