

PEMBROKE PINES VILLAGERS, INC.

670 SW 13th Street  
Pembroke Pines, FL 33023

June 6, 1995

Florida Department of State  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

Attn: New Filing

Re: Pembroke Pines Villagers, Inc.

Dear Sir or Madam:

Enclosed for filing please find an original and one copy of the Articles of Incorporation of Pembroke Pines Villagers, Inc. Please return a stamped copy of the duly executed and filed document to us at your earliest convenience.

Also enclosed is our check in the amount of \$122.50 representing the filing fee for this corporation and to obtain a certified copy of the Articles of Incorporation.

Should you have any questions or comments, please do not hesitate to contact us. Thank you.

Very truly yours,

*Terry Denton*

Terry Denton

045-12227  
6/15/95  
NO  
STAMP

0626  
0632  
0524  
0671

300001511023  
06212795-01043-015  
\*\*\*\*122.50 \*\*\*\*122.50



FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham  
Secretary of State

June 15, 1995

TERRY DENTON  
6700 SW 13TH STREET  
PEMBROKE PINES, FL 33023

SUBJECT: PEMBROKE PINES VILLAGERS, INC.  
Ref. Number: W95000012222

We have received your document for PEMBROKE PINES VILLAGERS, INC. and check(s) totaling \$122.50. However, the enclosed document has not been filed and is being returned to you for the following reason(s):

According to section 607.0202(1)(b) or 617.0202(1)(b), Florida Statutes, you must list the corporation's principal office, and if different, a mailing address in the document. If the principal address and the registered office address are the same, please indicate so in your document.

The purpose contained in your articles of incorporation should be more specific. Please correct your articles to reflect the specific purpose for which the corporation is being organized.

Section 617.0202(d), Florida Statutes, requires the manner in which directors are elected or appointed be contained in the articles of incorporation. A statement making reference to the bylaws is acceptable.

**A NON-PROFIT CORPORATION CANNOT HAVE STOCK.**

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (904) 487-6878.

Terri Buckley  
Corporate Specialist

Letter Number: 995A00029476



## Pembroke Pines Villagers

6700 SW 13TH STREET  
PEMBROKE PINES, FLORIDA 33023  
(305) 963-9927

July 24, 1995

Ms. Terri Buckley  
Corporate Specialist  
Division of Corporations  
P.O. Box 6327  
Tallahassee, Florida 32314

Re: Ref. Number W95000012222  
Your Letter No: 995A00029476

Dear Ms. Buckley:

In accordance with your letter of June 15, 1995, attached are the substitute articles of incorporation for the Pembroke Pines Villagers, Inc.

Also enclosed is a copy of your letter that you requested be returned to you.

We hope that this satisfies and complies with your instructions.

A copy (front and back) of our check #1020 in the amount of \$122.50 is attached which will also take care of our Certificate of Incorporation.

Your assistance in expediting this as quickly as possible would be appreciated.

Sincerely,

Terry Denton  
President

TD:mv

"The Original Pembroke Pines"

ARTICLES OF INCORPORATION  
OF  
PEMBROKE PINES VILLAGERS, INC.

The undersigned, acting as incorporators of a corporation pursuant to Chapter 617, Florida Statutes, adopt the following Articles of Incorporation.

ARTICLE I  
NAME

The name of the corporation shall be PEMBROKE PINES VILLAGERS, INC.

ARTICLE II  
INITIAL REGISTERED AGENT AND  
PRINCIPAL PLACE OF BUSINESS AND MAILING ADDRESS

The principal place of business and the mailing address of the corporation shall be 6700 S.W. 13th Street, Pembroke Pines, Florida 33023. The initial registered agent at this address is Terry Denton.

ARTICLE III  
PURPOSES

The specific purposes for which the corporation is organized are to promote civic pride in the neighborhoods in which members reside, to disseminate information regarding available government funding to improve homes, and to be a conduit for members to be represented before the city of Pembroke Pines, and such other purposes consistent with these purposes.

ARTICLE IV  
MANNER OF ELECTION OF DIRECTORS

The directors shall be appointed or elected in accordance with provisions contained in the Bylaws of the corporation.

**ARTICLE V  
MEMBERSHIP**

Membership in the corporation shall be in accordance with the provisions contained in the Bylaws.

**ARTICLE VI  
NAME AND STREET ADDRESS OF INITIAL INCORPORATORS**

The names and street addresses of the initial incorporators are as follows:

NAME:	STREET ADDRESS :
Terry Denton	630 S.W. 67th Avenue Pembroke Pines, FL 33023
Marie Venturella	720 S.W. 68th Boulevard Pembroke Pines, FL 33023
Patricia Boehm	621 S.W. 64th Way Pembroke Pines, FL 33023
Mimi Spitz	340 S.W. 64th Way Pembroke Pines, FL 33023

**ARTICLE VII  
BOARD OF DIRECTORS**

The corporation shall have a Board of Directors consisting of the officers of the corporation (President, Vice-President, Secretary & Treasurer) with not less than three (3) directors nor more than nine (9) directors. All corporate powers shall be exercised by or under the authority of, and the business and affairs of the Corporation shall be managed under the direction of the Board of Directors. The names and addresses of the initial board of directors is as follows:

NAME:

ADDRESS:

Terry Denton

630 S.W. 67th Avenue  
Pembroke Pines, FL 33023

Marie Venturella

720 S.W. 68th Boulevard  
Pembroke Pines, FL 33023

Patricia Boehm

621 S.W. 64th Way  
Pembroke Pines, FL 33023

Mimi Spitz

340 S.W. 64th Way  
Pembroke Pines, FL 33023

ARTICLE VIII  
BYLAWS

The power to adopt, alter, amend or repeal the bylaws shall be vested in the Board of Directors. Bylaws adopted by the Board of Directors may be repealed or changed and new bylaws may be adopted by the general membership. The general membership may prescribe in any bylaw made by them that such bylaw shall not be altered, amended or repealed by the Board of Directors.

ARTICLE IX  
AMENDMENT

These Articles of Incorporation may be amended in the manner provided by law. Every amendment shall be approved by the Board of Directors, proposed by them to the general membership, and approved by a majority of such membership at a duly constituted meeting.

IN WITNESS WHEREOF, the undersigned subscribers have executed these Articles of Incorporation on those dates set forth below.

Terry Denton  
Terry Denton

Date: 7/23/95

Marie Venturella  
Marie Venturella

Date: 7/20/95

Patricia E. Boehm  
Patricia Boehm

Date: 7/22/95

Mimi Spitz  
Mimi Spitz

Date: 7/22/95

CERTIFICATE OF DESIGNATION  
REGISTERED AGENT/REGISTERED OFFICE

Pursuant to the provisions of Section 617.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered agent and registered office, in the State of Florida.

1. The name of the corporation is PEMBROKE PINES VILLAGERS, INC.
2. The name and address of the registered agent and office is:

Terry Denton  
8700 S.W. 13th Street  
Pembroke Pines, FL 33023

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THE CERTIFICATE, 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.

  
\_\_\_\_\_  
TERRY DENTON

Dated this 23 day of July, 1995.

 N-95000003507  
Pembroke Pines Villagers

Florida Department Statute Division of Corporations  
P.O. Box 6327  
Tallahassee, Florida 32314

Dear Sirs,

Please forward all mail for the Pembroke Pines Villagers, Inc.  
to our new address listed below:

PEMBROKE PINES VILLAGERS, INC.

P.O. Box 9228

PEMBROKE PINES, FLORIDA

33084

The corporation number for the Pembroke Pines Villagers is  
Document Number N-95000003507. We would appreciate it if you  
would let us know if you receive this address change.

Sincerely,

*Pat Boehm*

Pat Boehm, Secretary  
Pembroke Pines Villagers

"The Original Pembroke Pines"





N95000003507

**Pembroke Pines Villagers**

6700 SW 13TH STREET  
PEMBROKE PINES, FLORIDA 33023  
(305) 963-9927

NEW ADDRESS: GERRY WITOSHYNSKY  
SECRETARY  
6836 S. W. 10 ST.  
PEMBROKE PINES  
FL 33023

June 12, 1996

Secretary of State  
Division of Corporations  
P. O. Box 6327  
Tallahassee, FL 32314

900001871839  
-06/21/96--01109--007  
\*\*\*\*\*35.00 \*\*\*\*\*35.00

Attached is a statement for change of REGISTERED AGENT for our organization. The filing fee of \$35.00 is also enclosed.

Sincerely,

*Gerry Witoszynsky*  
Gerry Witoszynsky  
Secretary

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
96 JUL -9 PM 3:13

*RA change*  
JUL 9 1996

"The Original Pembroke Pines"



FLORIDA DEPARTMENT OF STATE  
Sandra B. Mortham  
Secretary of State

June 27, 1996

GERRY WITOSHYNSKY  
6836 S.W. 10TH STREET  
PEMBROKE PINES, FL 33023

SUBJECT: PEMBROKE PINES VILLAGERS, INC.  
Ref. Number: N95000003507

We have received your document for PEMBROKE PINES VILLAGERS, INC. .  
However, the enclosed document has not been filed and is being returned to you  
for the following reason(s):

If the Registered Agent and/or Registered Office address has changed, the  
enclosed STATEMENT OF CHANGE OF REGISTERED OFFICE OR  
REGISTERED AGENT, OR BOTH form should be completed and returned.

Please return your document, along with a copy of this letter, within 60 days or  
your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call  
(904) 487-6905.

Thelma Lewis  
Corporate Specialist Supervisor

Letter Number: 396A00032002

RECEIVED  
96 JUL -8 AM 1:02  
DIVISION OF CORPORATIONS

**STATEMENT OF CHANGE OF REGISTERED OFFICE OR REGISTERED AGENT OR BOTH FOR CORPORATIONS**

Pursuant to the provisions of sections 607.0502, 617.0502, 607.1508, or 617.1508, Florida Statutes, the undersigned corporation organized under the laws of the State of FLORIDA submits the following statement in order to change its registered office or registered agent, or both, in the State of Florida.

1. The name of the corporation is: PEMBROKE PINES VILLAGERS, INC.

2. The mailing address of the corporation is: C/O SECRETARY GERRY WITOSHYNSKY  
6836 S. W. 10 STREET, PEMBROKE PINES, FL 33023

3. Date of incorporation/qualification: AUGUST 2, 1995 Document number: N95000003507

4. The name and address of the current registered agent and office:

TERESA DENTON (OR MAY BE MISSPELLED AS VENTON) (PRESIDENT)

6700 S. W. 13 STREET

PEMBROKE PINES, FL 33023

5. The name and address of the new registered agent and office: (P.O. Box Not Acceptable)


BUCK TIMPERIO (PRESIDENT)

7110 S. W. 13 STREET

PEMBROKE PINES, FL 33023

The street address of its registered office and the street address of the business office of its registered agent, as changed, will be identical.

Such change was authorized by resolution duly adopted by its board of directors or by an officer so authorized by the board. APPROVED BY BOARD OF DIRECTORS AT JUNE 12, 1996 MEETING.

  
(Signature of an officer, chairman or vice chairman of the board)

JULY 3, 1996

(Date)

GERRY WITOSHYNSKY, SECRETARY

(Printed or typed name and title)

Having been named as registered agent and to accept service of process for the above stated corporation, 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 relative to the proper and complete performance of my duties, and I am familiar with and accept the obligation of my position as registered agent.

  
(Signature of Registered Agent)

JULY 3, 1996

(Date)

If signing on behalf of an entity

(Typed or Printed Name)

(Capacity)

96 JUL - 7 PM 1:13  
SECRETARY  
DIVISION



# N95000003507

## Pembroke Pines Villagers

6700 SW 13TH STREET  
PEMBROKE PINES, FLORIDA 33023  
(305) 963-9927

954

October 20, 1996

Florida Department of State  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL. 32314

500002059585--1

-01/16/97--01003--006  
\*\*\*\*\*87.50 \*\*\*\*\*87.50

### TO WHOM IT MAY CONCERN:

Attached are Amended Articles of Incorporation of The Pembroke Pines Villagers, Inc. adopted by the Board of Directors on October 9, 1996, and ratified by the membership at the October 17, 1996 Pembroke Pines Villagers, Inc. meeting.

Check enclosed for the amount of \$87.50 for the amended articles and (1) certified copy. Any inquires concerning the attached, please contact the Secretary of the Pembroke Pines Villagers, Inc. at the address listed below.

Eileen M. Lineback  
6440 S.W. 3rd Court  
Pembroke Pines, FL. 33023

Sincerely,

Buck Timperio  
President

BT/el

(attachment)

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
97 JAN 30 PM 2:13

Amended

JAN 30 1997

"The Original Pembroke Pines"



FLORIDA DEPARTMENT OF STATE  
Sandra B. Mortham  
Secretary of State

January 22, 1997

EILEEN M. LINEBACK  
6440 S.W. 3RD COURT  
PEMBROKE PINES, FL 33023

SUBJECT: PEMBROKE PINES VILLAGERS, INC.  
Ref. Number: N95000003507

Upon receipt of your letter and/or check totaling \$87.50, no Amended Articles of Incorporation was attached to the Amendment form.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (904) 487-6905.

Thelma Lewis  
Corporate Specialist Supervisor

Letter Number: 197A00003183

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
91 JAN 30 PM 2:13

**ARTICLES OF AMENDMENT**  
**to**  
**ARTICLES OF INCORPORATION**  
**of**

Pembroke Pines Villagers, Inc.

Pursuant to the provisions of section 617.1006, Florida Statutes, the undersigned Florida nonprofit corporation adopts the following articles of amendment to its articles of incorporation.

**FIRST:** Amendment(s) adopted: (INDICATE ARTICLE NUMBER(S) BEING AMENDED, ADDED OR DELETED.)

*see attached*

**SECOND:** The date of adoption of the amendment(s) was: 10/09/96

**THIRD:** Adoption of Amendment (CHECK ONE)

☒ The amendment(s) was(were) adopted by the members and the number of votes cast for the amendment was sufficient for approval.

☐ There are no members or members entitled to vote on the amendment. The amendment(s) was(were) adopted by the board of directors.

PEMBROKE PINES VILLAGERS, INC.  
Corporation Name

*[Signature]*  
Signature of Chairman, Vice Chairman, President or other officer

BUCK TIMPERIO  
Typed or printed name

PRESIDENT  
Title

10/20/96  
Date

**Proposed Amended Articles of Incorporation of  
The Pembroke Pines Villagers, Inc.**

October 9, 1996

**Original Articles - filed 7/24/95**

**New Articles**

**ARTICLE I  
NAME**

The name of the corporation shall be PEMBROKE PINES VILLAGERS, INC

**ARTICLE I  
Name**

(same)

**ARTICLE II  
INITIAL REGISTERED AGENT AND  
PRINCIPAL PLACE OF BUSINESS AND MAIL-  
ING ADDRESS**

The principal place of business and the mailing address of the corporation shall be 6700 S.W. 13th Street, Pembroke Pines, Florida 33023. The initial registered agent at this address is Terry Denton.

**ARTICLE II  
Principal Place of Business and Mailing Address**

The principal place of business and the mailing address of the corporation shall be 6700 S.W. 13th Street, Pembroke Pines, Florida 33023.

**ARTICLE III  
PURPOSES**

The specific purposes for which the corporation is organized are to promote civic pride in the neighborhoods in which members reside, to disseminate information regarding available government funding to improve homes, and to be a conduit for members to be represented before the city of Pembroke Pines, and such other purposes consistent with these purposes.

**ARTICLE III  
Purpose**

(same)

**ARTICLE IV  
MANNER OF ELECTION OF DIRECTORS**

The directors shall be appointed or elected in accordance with provisions contained in the Bylaws of the corporation.

**ARTICLE IV  
Election of Officers and Directors**

The method of election of officers and directors shall be stated in the bylaws of the corporation.

**ARTICLE V  
MEMBERSHIP**

Membership in the corporation shall be in accordance with the provisions contained in the Bylaws.

**ARTICLE V  
Registered Office and Registered Agent**

The initial registered address of the corporation shall be 6700 S.W. 13th Street, Pembroke Pines, FL 33023. The initial registered agent at this address shall be Terry Denton.

(over)

Original Articles - filed 7/95

New Articles

ARTICLE VI

NAME AND STREET ADDRESS OF INITIAL INCORPORATORS

The names and street addresses of the initial incorporators are as follows

Terry Denton, 630 S.W. 67th Avenue, Pembroke Pines, FL 33023  
Marie Venturella, 720 S.W. 68th Boulevard, Pembroke Pines, FL 33023  
Patricia Boehm, 621 S.W. 64th Way, Pembroke Pines, FL 33023  
Mimi Spitz, 340 S.W. 64th Way, Pembroke Pines, FL 33023

ARTICLE VII  
BOARD OF DIRECTORS

The corporation shall have a Board of Directors consisting of the corporation (President, Vice-president, Secretary & Treasurer) with not less than three (3) directors nor more than nine (9) directors. All corporate powers shall be exercised by or under the authority of, and the business and affairs of the Corporation shall be managed under the direction of the Board of Directors. The names and addresses of the initial board of directors is as follows:

Terry Denton, 630 S.W. 67th Avenue, Pembroke Pines, FL 33023  
Marie Venturella, 720 S.W. 68th Boulevard, Pembroke Pines, FL 33023  
Patricia Boehm, 621 S.W. 64th Way, Pembroke Pines, FL 33023  
Mimi Spitz, 340 S.W. 64th Way, Pembroke Pines, FL 33023

ARTICLE VIII  
BYLAWS

The power to adopt, alter, amend or repeal the bylaws shall be vested in the Board of Directors. Bylaws adopted by the Board of Directors may be repealed or changed and new bylaws may be adopted by the general membership. The general membership may prescribe in any bylaws made by them that such bylaws shall not be altered, amended or repealed by the Board of Directors.

ARTICLE IX  
AMENDMENT

These Articles of Incorporation may be amended in the manner provided by laws. Every amendment shall be approved by the Board of Directors, proposed by them to the general membership, and approved by a majority of such membership at a duly constituted meeting.

ARTICLE VI  
Incorporators

(same)

ARTICLE VII - deleted

ARTICLE VIII - deleted

ARTICLE IX- deleted