



"City of Palms"

# City of Fort Myers, Florida

PO DRAWER 2217  
FT MYERS FL 33902-2217

# N960000002072

March 19, 1996

Division of Corporations  
Post Office Box 6327  
Tallahassee, Florida 32314

70000017815037  
-04/19/96--01074--003  
\*\*\*122.50 \*\*\*122.50

Re: Articles of Incorporation of Jackson Plaza Cooperative, Inc.


Dear Sir or Madam:

Please find enclosed, the executed original document for the above referenced matter.

If you have any questions, please do not hesitate to contact me.

Sincerely yours,

CITY OF FORT MYERS

  
Robert C. Finkbeiner  
Assistant City Attorney

Enclosure

RCF/llm

cc: Jacqueline Williams Hubbard, City Attorney

Dmc  
4/17/96

~~685, 626, 674~~

~~W96 6289~~

FILED  
95 APR 17 PM 2:08  
TALLAHASSEE, FLORIDA



FLORIDA DEPARTMENT OF STATE  
Sandra B. Mortham  
Secretary of State

March 22, 1996

ROBERT C. FINKBEINER, ATTORNEY  
CITY OF FORT MYERS  
P.O. DRAWER 2217  
FORT MYERS, FL 33902-2217

SUBJECT: JACKSON PLAZA COOPERATIVE, INC.  
Ref. Number: W96000006289

We have received your document for JACKSON PLAZA COOPERATIVE, INC., however, upon receipt of your document no check was enclosed. Please send a check or money order payable to the Department of State for \$122.50.

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.

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) 487-6923.

Doris McDuffie  
Corporate Specialist Supervisor

Letter Number: 896A00013378

## TRANSMITTAL LETTER

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

SUBJECT: JACKSON PLAZA COOPERATIVE, INC.  
(Proposed corporate name - must include suffix)

Enclosed is an original and one(1) copy of the articles of incorporation and a check for :

☐ \$70.00  
Filing Fee

☐ \$78.75  
Filing Fee  
& Certificate

☒ \$122.50  
Filing Fee  
& Certified Copy

☐ \$131.25  
Filing Fee,  
Certified Copy  
& Certificate

FROM: John A. Kremski, Jr., Planning Director  
Name (Printed or typed)

P.O. Drawer 2217

Address

Fort Myers, Florida 33902

City, State & Zip

(941) 332-6788

Daytime Telephone number

NOTE: Please provide the original and one copy of the articles.

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ARTICLES OF INCORPORATION  
OF  
JACKSON PLAZA COOPERATIVE, INC.

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

We, the undersigned, acting as incorporators of a not-for-profit corporation under the Florida not-for-profit corporation act, adopt the following articles:

ARTICLE I

Name

The name of the corporation is Jackson Plaza Cooperative, Inc.

ARTICLE II

Purposes

The corporation is a not-for-profit corporation formed under the provisions of Florida law. The purposes for which the corporation is formed, and the business and objects to be carried on and promoted by it, shall be to provide housing and community facilities on a non profit basis for the benefit of its members.

In furtherance of the corporate purpose, the corporation shall have the following powers:

- a) to construct, maintain, operate and improve, and to sell, convey, assign, mortgage or otherwise encumber, or lease, any real estate and any personal property.
- b) to borrow money and issue evidence of indebtedness of the corporation, and to secure the indebtedness by mortgage, deed of trust, pledge, or other lien.
- c) to enter into, perform and carry out contracts of any kind and to undertake and perform any other acts.
- d) To have any and all powers, rights and privileges conferred upon corporations under the laws of Florida necessary or incidental to the accomplishment of the purposes of the corporation.

ARTICLE III

Members

The membership of this corporation shall be the individuals comprising the first Board of Directors, or their successors and those subscribers approved for membership by the Board of Directors who have paid for their membership and received membership certificates. The

status of the initial Directors or their successors as members shall terminate at the first annual membership meeting, unless they have executed Subscription Agreements and Occupancy Agreements.

#### ARTICLE IV

##### Term of Existence

This corporation shall have perpetual existence.

#### ARTICLE V

##### Subscribers

The names and residences of the incorporators of these Articles of Incorporation are as follows:

Ms. Debra Burgess	2250 Edison Avenue, A127 Fort Myers, Florida 33901
Mr. David Ellison	2424 Jackson Street, C105 Fort Myers, Florida 33901
Ms. Gloria Jiles	2424 Jackson Street, C111 Fort Myers, Florida 33901
Mr. Larry Sutton	2424 Jackson Street, C214 Fort Myers, Florida 33901
Ms. Jeneva Walker	2254 Edison Avenue, B103 Fort Myers, Florida 33901

#### ARTICLE VI

##### Officers

The officers of the corporation shall be a President, a Vice President, a Treasurer, a Secretary, and such other officers as may be provided in the By-Laws. The names of the persons who are to serve as officers of the corporation until the first meeting of the Board of Directors are:

<u>Office</u>	<u>Name</u>
President	Debra Burgess
Vice President	Gloria Jiles
Treasurer	Larry Sutton
Secretary	David Ellison

The officers shall be elected as provided in the By-Laws.

## ARTICLE VII

### Board of Directors

The affairs of this corporation shall be governed by the Board of Directors as provided for in the By-Laws. The directors shall be elected as provided for in the By-Laws. This corporation shall have five directors initially. The number of directors may change from time to time, but shall never be less than three. The directors of this corporation who are to serve until the first election of directors shall be:

Ms. Debra Burgess	2250 Edison Avenue, A127 Fort Myers, Florida 33901
Mr. David Ellison	2024 Jackson Street, C105 Fort Myers, Florida 33901
Ms. Gloria Jiles	2424 Jackson Street, C111 Fort Myers, Florida 33901
Mr. Larry Sutton	2424 Jackson Street, C214 Fort Myers, Florida 33901
Ms. Jeneva Walker	2254 Edison Avenue, B103 Fort Myers, Florida 33901

## ARTICLE VIII

### By-Laws

The By-Laws of the corporation shall be adopted by the Board of Directors, which may be amended as provided therein, so long as they do not conflict with the provisions of these Articles.

## ARTICLE IX

### Amendments

These articles of incorporation may be amended by a majority vote of the members of the corporation at any annual meeting or at a special meeting called for that purpose.

## ARTICLE X

### Location

The location of this corporation shall be at 2250 Edison Avenue, Fort Myers, Florida 33901. The corporation may acquire property and conduct its business at any place within or without the State of Florida.

## ARTICLE XI

### Stock

No shares of stock in this corporation shall be issued or ever be outstanding. No dividend shall be paid, and no part of the income or profit of the corporation shall be distributed to its members, directors or officers.

## ARTICLE XII

### Interested Parties

A director or officer of this corporation may not vote on any contract or transaction that the director or officer may be pecuniarily interested in, and the fact that director or officer is so interested shall be disclosed on the minutes of this corporation; the director or officer may be counted in determining the existence of a quorum at any meeting of the Board of Directors which shall authorize such transaction provided, however, such director or officer may not vote

on any such contract or transaction. The Board of Directors may, for good cause, approve a waiver of this provision for a specific act or transaction by unanimous vote of the Directors not pecuniarily interested in said contract or transaction. Notwithstanding the foregoing, any director, officer or member of this corporation shall be competent and authorized to make and enter into membership agreements, leases and other contracts with the corporation pertaining to any unit or parcel of the corporate property pursuant to the By-Laws, and such agreement shall not be void or voidable by the reason of any such position with or interest in the corporation.

### ARTICLE XIII

#### Registered Agent

The street address of the initial registered office of this corporation is 2424 Jackson Street, C-214, Fort Myers, Florida 33901. The registered agent of this corporation at that address is Larry Sutton.

IN WITNESS WHEREOF, the undersigned subscribing incorporators have hereunto set their hands and affixed their seals in the City of Fort Myers, County of Lee, State of Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 199\_\_.

Debra W. Burgess (SEAL)  
Debra Burgess

David Paul Ellison (SEAL)  
David Ellison

Gloria Jiles (SEAL)  
Gloria Jiles

Larry Sutton (SEAL)  
Larry Sutton

Jeneva Walker (SEAL)  
Jeneva Walker



CERTIFICATION OF ACCEPTANCE AS REGISTERED AGENT

FILED

96 APR 17 PM 2:08

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

Larry Sutton  
Registered Agent

Printed Name: Larry Sutton

Date: 3/8/96