

# N98000005395

## TRANSMITTAL LETTER

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

September 15, 1998

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-09/17/98--01058--004  
\*\*\*\*131.23 \*\*\*\*131.23

**SUBJECT:** CATALINA RECREATION & IMPROVEMENT ASSOCIATION, INC.

Enclosed is an original and two(2) copies of the articles of incorporation and a check for 131.23(Filing Fee, Certified Copy, and Certificate).

**FROM:** Richard D. Batiato  
2416 Caribbean Court  
Orlando, FL 32805  
(407)422-4790

**FILED**  
98 SEP 17 PM 3:26  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

*RMC*  
*9-18-98*

(17)

*The undersigned incorporator, for the purpose of forming a corporation under the Florida Not for Profit Corporation Act, hereby adopt(s) the following Articles of Incorporation:*

Articles of Incorporation  
of  
CATALINA RECREATION & IMPROVEMENT ASSOCIATION, INC.

The undersigned Incorporators hereby associate themselves together for the purpose of forming a corporation not for profit under the provision of Chapter 617, Laws of the State of Florida, and do hereby adopt the following Articles of Incorporation as the Chapter of such association:

**ARTICLE I - NAME**

The name of this corporation shall be:

"CATALINA RECREATION & IMPROVEMENT ASSOCIATION", <sup>/INC.</sup> a non-profit corporation.

**ARTICLE II - PRINCIPAL OFFICE**

The principal place of business and mailing address of the corporation shall be:

Catalina Recreation & Improvement Association, Inc.  
2416 Caribbean Court  
Orlando Florida 32805

**ARTICLE III - PURPOSE(S)**

The specific purposes for which the corporation is organized are:

1. To return control of the homeowner association in the Isle of Catalina subdivision to its homeowners, and to pursue any legal and proper means to achieve that goal.
2. To initiate, maintain, improve and equip parks, playgrounds, canals, lakefront areas and other community properties for the mutual benefit and exclusive enjoyment of the Members of the Association.
3. To promote activities of a social and recreational nature
4. To promote and encourage all kinds of field and athletic sports; to promote and encourage the recreation, sport and pleasure of its members; to promote sociability and friendship amongst its members; to manage and conduct entertainment's, social meetings and other social and athletic meetings amongst its members.

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5. To purchase, acquire, maintain, improve, construct, hold, convey and otherwise use buildings and property for a community center, club rooms, reading rooms, and other athletic, educational and entertainment purposes.
6. To engage in any and all types of activities not prohibited by law which shall promote and foster recreational, social, education and physical activities amongst its members.
7. To do each and every thing that can be done by a Corporation, including but not limited to Homeowners Associations, under the Laws of the State of Florida.

#### **ARTICLE IV - MANNER OF ELECTION OF DIRECTORS**

The manner in which the directors are elected is:

The affairs of the Corporation are to be managed by a Board of Directors of not less than five (5) members nor more than twelve(12) members. The exact number of said Board shall be fixed from time to time by a vote of the membership of the Corporation. The Board of Directors authority is limited to the powers granted by the majority of the active members in writing or through the by-laws of this Corporation.

The first Board of Directors shall be elected at the first meeting of the members of the corporation. Election of the members of the Board of Directors, President, Vice President, Secretary and Treasurer shall be held annually; the latter two offices may be combined in one individual.

In the event of a vacancy on the Board of Directors by reason of death or resignation, the Board of Directors shall be authorized to fill such vacancy, and if after written request of any member of the corporation that such vacancy be filled, the Board shall fail or refuse to fill the same for a period of ninety (90) days from the receipt of such notice, then the vacancy shall be filled by the members of the corporation.

Removal of any member of the Board shall be in accordance with the Laws of the State of Florida.

Only one (1) member of a household can serve on the Board at any one time.

The names of the officers who, along with the Board of Directors, are to manage all of the affairs of the corporation until the first election of the Board of Directors takes place are as follows:

President ----- Janine Pardee  
Vice President ----- June Cardin  
Secretary/Treasurer - Michael K. Malone

The members of the Board of Directors until the first election are:

Michael K. Malone  
Edward Waszcak  
Kathy Baker  
Suzanne Hogge  
Kathie Ivy  
Janine Pardee  
June Cardin

#### **ARTICLE V - INITIAL REGISTERED AGENTS AND STREET ADDRESS**

The name and Florida street address of the initial registered agents are:

NAME	STREET ADDRESS
Richard Drew Batiato	2416 Caribbean Court; Orlando Florida

#### **ARTICLE VI - INCORPORATORS AND STREET ADDRESS**

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

NAME	STREET ADDRESS
Janine Pardee	2513 Catalina Drive; Orlando Florida
Michael K. Malone	2416 Caribbean Court; Orlando Florida
Richard D. Batiato	2416 Caribbean Court; Orlando Florida
Edward Waszcak	3132 Gulfstream Road; Orlando Florida
Wade Baker	2705 Catalina Drive; Orlando Florida
Kathy Baker	2705 Catalina Drive; Orlando Florida
June Cardin	2600 Tradewinds Trail North; Orlando Florida
James Hogge	2205 Lauderdale Court; Orlando Florida
Suzanne Hogge	2205 Lauderdale Court; Orlando Florida
William Ivy	2705 Seabreeze Court; Orlando Florida
Kathie Ivy	2705 Seabreeze Court; Orlando Florida

## **ARTICLE VII - MEMBERSHIP AND QUALIFICATIONS OF MEMBERS**

### **Section 1. Membership.**

1. The membership of this corporation shall consist of fee title owners of property within the subdivisions known as Isle of Catalina, Unit One and Isle of Catalina, Unit Two, the plat of which subdivisions are respectively recorded in Plat Book V, page 149, and Plat Book W, Page 79, Public Records of Orange County, Florida.
2. There shall be three types of membership classed as inactive, active and associate.
3. **Inactive Members** will be those fee title owners who choose not to be active members.
4. **Active Members** will be those fee title owners who activate their membership upon payment of the annual membership fee of \$50.00.
5. **Associate Members**, upon approval of the majority of the general membership this corporation may provide for the acceptance of associate members who do not meet the requirements of regular membership. Such associate members will be forbidden from voting, holding office, or being elected to the board of directors, however such members may be appointed to the various committees on approval of the board of directors.

### **Section 2. Membership Voting Rights.**

Voting rights or privileges shall be vested exclusively to the active members. Each property in said subdivisions shall be represented by one (1) vote; such right or privilege of voting to be exercised by the record holder of such property. In the case where the property has more than one owner, each owner shall have a fractional vote proportionate to the share owned by said owners. Members may vote in person or by Proxy.

### **Section 3. Membership Dues.**

The active members shall set the annual membership fee, or other fees deemed necessary by then current circumstances, by a majority vote of the membership at a duly called meeting of the Active Members.

### **Section 4. Fines.**

The Corporations may assess fine in such amount, and in such manner as provided by the Laws of the State of Florida.

### **Section 5. Quorum.**

A quorum of the active members will that as set by Florida State Law for Home Owners Associations.

## **ARTICLE VIII - CHARTER AMENDMENTS**

This Charter may be amended by a vote of approval by two thirds of the active members at a meeting duly called in accordance with the laws of Florida, or by a petition signed by two thirds of said members.

## **ARTICLE IX - BY-LAWS**

The By-Laws of this Corporation shall be promulgated, or amended by the approval of two thirds of the active members at a meeting duly called in accordance with the laws of Florida.

## **ARTICLE X - INDEBTEDNESS OR LIABILITY OF THIS CORPORATION**

The highest amount of indebtedness or liability to which this corporation may at any time subject itself shall be One Hundred Thousand Dollars (\$100,000.00), and shall never be greater than two-thirds (2/3) of the value of the property of this corporation.

## **ARTICLE XI - REAL ESTATE WHICH THIS CORPORATION MAY HOLD**

The amount in value of the real estate which this corporation may hold, subject always to the approval of the Circuit Judge shall be the sum of Three Hundred Thousand Dollars (\$300,000.00).

We, the undersigned, hereby subscribe to the above Articles of Incorporation

SIGNATURE/INCORPORATOR	DATE
<u>Janine M Pardee</u> Janine Pardee	<u>9-12-98</u>
<u>Michael K. Malone</u> Michael K. Malone	<u>09-12-98</u>
<u>Richard D. Batiato</u> Richard D. Batiato	<u>09-12-98</u>
<u>Edward Waszczak</u> Edward Waszczak	<u>09-14-98</u>
<u>Wade Baker</u> Wade Baker	<u>09-12-98</u>
<u>Kathy Baker</u> Kathy Baker	<u>9-12-98</u>
<u>June Cardin</u> June Cardin	<u>9/12/98</u>
<u>James Hogge</u> James Hogge	<u>9/14/98</u>
<u>Suzanne Hogge</u> Suzanne Hogge	<u>9/14/98</u>
<u>William Ivy</u> William Ivy	<u>9/14/98</u>
<u>Kathie Ivy</u> Kathie Ivy	<u>9-14-98</u>

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this 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.

<u>Richard Drew Batiato</u> Richard Drew Batiato	<u>9-12-98</u> Date
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