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AUTHORIZATION : *Patricia Pyjunt*

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ORDER DATE : October 26, 1998

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CUSTOMER NO: 5801A

CUSTOMER: Peter J. Gravina, Esq  
PAVESE GARNER HAVERFIELD  
PAVESE GARNER HAVERFIELD

1833 Hendry Street  
Fort Myers, FL 33901-3095

DOMESTIC FILING

NAME: GOODLAND'S AT DOLPHIN COVE  
CONDOMINIUM ASSOCIATION, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION  
       CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY  
       PLAIN STAMPED COPY  
       CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Angie Glisar

EXAMINER'S INITIALS:

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ARTICLES OF INCORPORATION  
OF  
GOODLAND'S AT DOLPHIN COVE CONDOMINIUM ASSOCIATION, INC.

WE, the undersigned, hereby associate ourselves together for the purpose of forming a non-profit corporation under the laws of the State of Florida, pursuant to Florida Statute 617, and hereby certify as follows:

ARTICLE I

The name of this corporation shall be: GOODLAND'S AT DOLPHIN COVE CONDOMINIUM ASSOCIATION, INC. The mailing address of the corporation shall be: 1001 N. Barfield Drive, Marco Island, Florida 34145.

ARTICLE II

The general purpose of this non-profit corporation shall be as follows: To be the "Association" (as defined in the Condominium Act of the State of Florida, F.S. 718), for the operation of Goodland's at Dolphin Cove Condominium, a Condominium, located at 1001 N. Barfield Drive, Marco Island, Florida, 34145, to be created pursuant to the provisions of the Condominium Act, and as such Association, to operate and administer said condominium and carry out the functions and duties of said condominium, as set forth in the Declaration of Condominium establishing said condominium and exhibits annexed thereto.

ARTICLE III

All persons who are owners of condominium parcels within said condominium shall automatically be members of this corporation. Such membership shall automatically terminate when such person is no longer the owner of a condominium parcel. Membership in the corporation shall be limited to such condominium parcel owners.

Admission to and termination of membership shall be governed by the Declaration of Condominium that shall be filed for said condominium among the Public Records of Collier County, Florida.

ARTICLE IV

This corporation shall have perpetual existence.

ARTICLE V

The name and residence of the subscribers to these Articles of Incorporation are as follows:

Robert D. Stakich

1001 N. Barfield Drive  
Marco Island, FL 34145

## ARTICLE VI

Section 1. The affairs of the corporation shall be managed and governed by a Board of Directors composed of not less than three (3) nor more than the number specified in the bylaws. The directors, subsequent to the first Board of Directors, shall be elected at the annual meeting of the membership, for a term of one (1) year, or until their successors shall be elected and shall qualify. Provisions for such election, and provisions respecting the removal, disqualification and resignation of directors and for filling vacancies shall be established by the bylaws.

Section 2. The principal officers of the corporation shall be:

Robert D. Stakich, President	1001 N. Barfield Drive Marco Island, FL 34145
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David Bennett, Vice President	1001 N. Barfield Drive Marco Island, FL 34145
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Christian Henning, Secretary/ Treasurer	4951 Tamiami Trail, N, #3 Naples, FL 34103
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(the last two officers may be combined), who shall be elected from time to time, in the manner set forth in the bylaws adopted by the corporation.

## ARTICLE VII

The name of the officers who are to serve until the first election of officers, pursuant to the terms of the Declaration of Condominium and bylaws, are as follows:

Robert D. Stakich, President	1001 N. Barfield Drive Marco Island, FL 34145
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David Bennett, Vice President	1001 N. Barfield Drive Marco Island, FL 34145
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Christian Henning, Secretary/ Treasurer	4951 Tamiami Trail, N, #3 Naples, FL 34103
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## ARTICLE VIII

The following persons shall constitute the first Board of Directors and shall serve until the first election of the Board of Directors at the first regular meeting of the membership.

Robert D. Stakich	1001 N. Barfield Drive Marco Island, FL 34145
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David Bennett

1001 N. Barfield Drive  
Marco Island, FL 34145

Christian Henning

4951 Tamiami Trail, N, #3  
Naples, FL 34103

#### ARTICLE IX

The bylaws of the corporation shall initially be made and adopted by its first Board of Directors.

Prior to the time the property described in Article II hereinabove has been submitted to condominium ownership by the filing of the Declaration of Condominium, the bylaws may be amended, altered, supplemented or modified by the membership at the annual meeting, or at a duly convened special meeting of the membership by a vote of unit owners entitled to exercise sixty-seven percent (67%) or more of the total voting power of the Association.

#### ARTICLE X

Amendments to these Articles of Incorporation may be proposed by one third of the members or any two (2) directors and shall be adopted in the same manner as is provided for the amendment of the bylaws as set forth in Article IX above. Said amendment(s) shall be effective when a copy thereof, together with an attached certificate of its approval by the membership, sealed with the Corporate Seal, signed by the secretary or an assistant secretary, and executed and acknowledged by the president or vice president, has been filed with the Secretary of State, and all filing fees paid.

#### ARTICLE XI

This corporation shall have all of the powers set forth in Florida Statute 617.021, all of the powers set forth in the Condominium Act of the State of Florida, and all powers granted to it by the Declaration of Condominium and exhibits annexed thereto, including the power to contract for the management of the condominium and recreational facilities.

#### ARTICLE XII

There shall be no dividends paid to any of the members, nor shall any part of the income of the corporation be distributed to its Board of Directors or officers.

The corporation is organized and operated solely for administrative and managerial purposes. It is not intended that the corporation show any net earnings, but no part of any net earnings that do occur shall inure to the benefit of any private member. If, in any taxable year, the net income of the corporation from all sources other than casualty insurance proceeds and other nonrecurring items exceed the sum of (1) total common expenses for which payment has been made or liability incurred within the taxable year, and (2) reasonable reserves for common expenses and other liabilities in the

next succeeding taxable year, such excess shall be held by the corporation and used to reduce the amount of assessments that would otherwise be required in the following year. For such purposes, each unit owner will be credited with the portion of any excess that is proportionate to his interest in the common elements of the condominium.

This corporation shall issue no shares of stock of any kind or nature whatsoever. Membership in the corporation and the transfer thereof, as well as the number of members, shall be upon such terms and conditions as provided for in the Declaration of Condominium and bylaws. The voting rights of the owners of parcels in said condominium property shall be as set forth in the Declaration of Condominium and bylaws.

### ARTICLE XIII

The name and post office address of the incorporator of this corporation is as follows:  
Robert D. Stakich, 1001 N. Barfield Drive, Marco Island, FL 34145.

### ARTICLE XIV

The street address of the initial registered office of this corporation is 4951 Tamiami Trail N, #3, Naples, FL 34103, and the name of the initial registered agent of this corporation at that address is Christian Henning.

IN WITNESS WHEREOF, I the undersigned being the sole incorporator of the corporation do certify the facts stated herein are true and accordingly hereto have hereunto set my hand and seal this 20<sup>th</sup> day of OCTOBER, 1998.

Signed, sealed and delivered  
in the presence of:

Julie Davis  
Witness  
Helena A. Dabrowski  
Witness

Robert D. Stakich  
Robert D. Stakich

STATE OF FLORIDA  
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of OCTOBER, 1998, by Robert D. Stakich, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did not take an oath.

(Notary Seal)  Helena A. Dabrowski  
Signature of Notary Public

My Commission:  
2/2/2000

HELENA A. DABROWSKI  
(Print, type or stamp commissioned name of Notary Public)

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted, in compliance, with said Act:

First--That GOODLAND'S AT DOLPHIN COVE CONDOMINIUM ASSOCIATION, INC. desiring to organize under the laws of the State of Florida, with its principal office, as indicated in the Articles of Incorporation, at City of Naples, County of Collier, State of Florida, has named Christian Henning, located at 4951 Tamiami Trail N, #3, City of Naples, County of Collier, State of Florida, as its agent to accept service of process within this State.

ACKNOWLEDGEMENTS:

Having been named to accept service of process for the above-stated corporation, at place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.

By: Christian Henning  
Christian Henning, Registered Agent

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