

Stephan R. Urbanec

Requester's Name

1014 Bay Colony Drive S.

Address

JUNO BEACH, FL 33408

City/State/Zip

Phone #

400003000124--8

-09/29/99--01044--020

*****78.75 *****78.75

Office Use Only

CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

1. _____
(Corporation Name)

(Document #)

2. _____
(Corporation Name)

(Document #)

3. _____
(Corporation Name)

(Document #)

4. _____
(Corporation Name)

(Document #)

☐ Walk in

☐ Pick up time

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☐ Photocopy

☐ Certificate of Status

NEW FILINGS

- ☐ Profit
- ☐ Not for Profit
- ☐ Limited Liability
- ☐ Domestication
- ☐ Other

AMENDMENTS

- ☐ Amendment
- ☐ Resignation of R.A., Officer/Director
- ☐ Change of Registered Agent
- ☐ Dissolution/Withdrawal
- ☐ Merger

OTHER FILINGS

- ☐ Annual Report
- ☐ Fictitious Name

REGISTRATION/QUALIFICATION

- ☐ Foreign
- ☐ Limited Partnership
- ☐ Reinstatement
- ☐ Trademark
- ☐ Other

FILED
99 OCT 26 PM 4: 10
STATE
TALLAHASSEE, FLORIDA
FILED
99 OCT 26 PM 4: 11
STATE
TALLAHASSEE, FLORIDA

W99-22741



FLORIDA DEPARTMENT OF STATE

Katherine Harris
Secretary of State

October 15, 1999

STEPHAN R. VRBANEC "2ND MAILING"
1014 BAY COLONY DRIVE S.
JUNO BEACH, FL 33408

SUBJECT: NORTH BAY COLONY MARINA CONDOMINIUM ASSOCIATION,
INC.
Ref. Number: W99000022741

We have received your document for NORTH BAY COLONY MARINA CONDOMINIUM ASSOCIATION, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

We regret that we were unable to contact you by phone. Please return the corrected document with a letter providing us with an address and telephone number where you can be reached during working hours.

You must list the corporation's principal office and/or a mailing address in the document.

Section 617.0202(d), Florida Statutes, requires the manner in which directors are elected or appointed be contained in the articles of incorporation or a statement that the method of election of directors is as stated in the bylaws.

Please return the original and one copy of 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 (850) 487-6926.

Cheryl Gallmon-Case
Document Specialist

Letter Number: 899A00047898

FILED
OCT 26 PM 4:11
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

NORTH BAY COLONY MARINA CONDOMINIUM ASSOCIATION, INC.

(A Corporation Not For Profit)

The undersigned, hereby associate themselves together for the purpose, and with the powers hereinafter specified, of forming a corporation not for profit pursuant to the laws of the State of Florida, and certify as follows:

I.

NAME

The name of this corporation is NORTH BAY COLONY MARINA CONDOMINIUM ASSOCIATION, INC. (the "Association"). The Principal office of the Corporation is 1015 Bay Colony Drive So., Juno Beach, Florida 33408

II.

PURPOSE

The purpose of the Association shall be to administer the operation and management of NORTH BAY COLONY MARINA CONDOMINIUM, (the "Condominium"), a condominium regime to be established in accordance with the laws of the State of Florida upon certain real property in Palm Beach County, Florida.

III.

POWERS

The Association shall have all of the powers and privileges granted to Corporations Not-For-Profit under the laws pursuant to which this corporation is chartered, and all of the powers and privileges which may be granted to the corporation of exercised by it under any other applicable laws of the State of Florida, including the Condominium Act, and including, but not limited to, the following:

(1) to make, establish and enforce reasonable rules and regulations governing the Condominium and the use of Units, Common Elements and condominium Property, as such terms are defined in the Declaration of Condominium of North Bay Colony Marina Condominium;

(2) to make, levy, collect and enforce Assessments against Unit Owners to provide funds to pay for the expenses of the Association, the maintenance, operation and management of the Condominium and the payment of Common Expenses in the manner

provided in the Declaration of Condominium and the Condominium Act and to use and expend the proceeds of such Assessments in the exercise of the powers and duties of the Association;

- (3) to maintain, repair, manage, and operate the Condominium Property in accordance with the Declaration of Condominium and the Condominium Act;
- (4) to reconstruct improvements of the Condominium Property in the event of casualty or other loss;
- (5) to enforce by legal means the provisions of the Declaration of Condominium;
- (6) to incur liabilities, borrow money at such rates of interest as the Association may determine, issue its notes, and other obligations, and secure any of its obligations by mortgage or pledge of all or any of its property;
- (7) to employ personnel, retain independent contractors and professional personnel and enter into service contracts to provide for the maintenance, operation and management of the Condominium Property and to enter into any other agreements consistent with the purposes of the Association, including an agreement as to the management of the Condominium; and
- (8) to own Units in the Condominium.

IV. MEMBERS

The qualification of the members, the manner of their admission to membership and termination of such membership, and voting by Members shall be as provided in the By-Laws.

V. TERM OF EXISTENCE

The Association shall have perpetual existence.

VI. INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The initial registered office of the Corporation shall be located at 1014 Bay Colony Drive S., Juno Beach, Florida 33408, and the initial registered agent of the Corporation at that address is Stephan R. Vrbanc.

VII.
INITIAL BOARD OF DIRECTORS

The names and addresses of the first Board of Directors, who shall hold office until their successors are elected and have qualified, are as follows:

<u>Name</u>	<u>Address</u>
Stephan R. Vrbaneć	1014 Bay Colony Dr. S. Juno Beach, Florida 33408
Duane Bluemke	14245 Providence Lane Brookfield, Wisconsin 53005
James Stefanich	1014 Bay Colony Dr. S. Juno Beach, Florida 33408

VIII.
INCORPORATORS

The name and address of the Incorporator of these Articles is as follows:

<u>Name</u>	<u>Address</u>
Stephan R. Vrbaneć	1014 Bay Colony Dr. S. Juno Beach, Florida 33408

IX.
INDEMNIFICATION


Every Director and every Officer of the Association shall be indemnified by the Corporation against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding to which he may be a party, or in which he may become involved, by reason of his being or having been a Director or Officer of the Corporation, whether or not he is a Director or Officer at the time such expenses are incurred, except in such cases wherein the Director or Officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided that, in the event of any claim for reimbursement or indemnification hereunder based upon a settlement by the Director or Officer seeking such reimbursement or indemnification, the indemnification herein shall only apply if the Board of Directors approves such settlement and reimbursement as being in the best interests of the Corporation. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or Officer may be entitled.

IN WITNESS WHEREOF, the Incorporator have hereunto set their hands and seal this
27 day of September A.D., 1999.

 (SEAL)
STEPHAN R. VRBANEC

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledge before me this 27 day of September,
1999 by STEPHAN R. VRBANEC, who is personally known to me, or produced
1999 as identification.


Notary Public State of Florida at Large

[SEAL]



James T. Stefanich
Commission # GC 860328
Expires Aug. 2, 2003
Bonded Thru
Atlantic Bonding Co., Inc.

Printed Name of Notary/Serial Number, if any
My Commission Expires: 8/2/03

ACCEPTANCE OF REGISTERED AGENT

The undersigned being named as Registered Agent to accept service of process of
NORTH BAY COLONY MARINA CONDOMINIUM ASSOCIATION, INC., at the place
designated in these Articles, hereby agrees to act in that capacity and further agrees to comply
with the provisions of all statutes relative to the proper and complete performance of those
duties.

Date: 9/29/99


STEPHAN R. VRBANEC

FILED
99 OCT 26 PM 4:11
TALLAHASSEE, FLORIDA