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TRANSMITTAL LETTER

FILED
99 NOV 17 PM 3:00
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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

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-11/17/99-01056--007
*****87.50 *****87.50

SUBJECT: Coastal View Homeowners' Association, 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 of
Status

☐ \$78.75
Filing Fee
& Certified Copy

☒ \$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: STEPHAN R. VRANEC
Name (Printed or typed)

F. CHESSEB NOV 18 1999

1014 Bay Colony Dr So.
Address

JUNO BEACH, FL 33408
City, State & Zip

F. CHESSEB NOV 18 1999

561.625.3511

Daytime Telephone number

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

ARTICLES OF INCORPORATION
OF
COASTAL VIEW HOMEOWNERS' 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 COASTAL VIEW HOMEOWNERS' ASSOCIATION, INC. (the "Association"). The Principle Office of the corporation is 1014 Bay Colony Drive So., Juno Beach, Florida 33408

II.
PURPOSE

The purpose of the Association shall be to administer the operation and management of that certain development known as Juno Beach Intracoastal Landings, (the "Project"), a subdivision 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 Chapter 617, Florida Statutes, and including, but not limited to, the following:

- (1) to make, establish and enforce reasonable rules and regulations governing the Project and the use of Units, Common Areas and Association Property, as such terms are defined in the Declaration of Covenants and Restrictions for the Project;
- (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 Project and to use and expend the proceeds of such Assessments in the exercise of the powers and duties of the Association;

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- (3) to maintain, repair, manage, and operate the Project in accordance with the Declaration of Covenants and Restrictions for the Project;
- (4) to reconstruct improvements of the Project in the event of casualty or other loss;
- (5) to enforce by legal means the provisions of the Declaration of Covenants and Restrictions;
- (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 Project and to enter into any other agreements consistent with the purposes of the Association, including an agreement as to the management of the Project;
- (8) to own Units in the Project; and
- (9) to be a Class "A" member of the Juno Beach Intracoastal Landings Homeowner's Associations, Inc., and to exercise all the powers granted to such a member.

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. Vrbanec.

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. Vrbanc	1014 Bay Colony Dr. S. Juno Beach, Florida 33408
Duane Bluemke	14245 Providence Lane Brookfield, Wisconsin 53005

VIII.
OFFICERS

The officers of the Association shall be a President, Vice-President, Secretary and Treasurer, and such other officers as the Board may from time to time by resolution create. Officers shall be elected for one (1) year terms in accordance with the procedures set forth in the By-Laws. The names of the officers who are to manage the Association until their successors are designated by the Board are as follows:

President	Stephan R. Vrbanc
Vice President	Duane H. Bluemke
Secretary	Duane H. Bluemke
Treasurer	Stephan R. Vrbanc

IX.
INCORPORATORS

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

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

X.
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 15 day of November A.D., 1999.

 (SEAL)
STEPHAN R. VRBANEČ

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledge before me this 15 day of November 1999 by STEPHAN R. VRBANEČ, who is personally known to me, or produced _____ as identification.

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FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA


Notary Public State of Florida at Large

[SEAL]



James T. Stefanich
Commission # 00 860328
Expires Aug. 2, 2003
Bonded Thru
Atlantic Bonding Co., Inc.

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

ACCEPTANCE OF REGISTERED AGENT

The undersigned being named as Registered Agent to accept service of process of COASTAL VIEW HOMEOWNERS' 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: November 15, 1999


STEPHAN R. VRBANEČ