



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

December 21, 2020

CAPITAL CONNECTION, INC.

The Articles of Incorporation for CAPRI ISLE GARDEN APARTMENTS NO. 2 CONDOMINIUM ASSOCIATION, INC. were filed on December 18, 2020 and assigned document number N20000014043. Please refer to this number whenever corresponding with this office regarding the above corporation.

The certification you requested is enclosed.

PLEASENOTE: Compliance with the following procedures is essential to maintaining your corporate status. Failure to do so may result in dissolution of your corporation.

To maintain "active" status with the Division of Corporations, an annual report must be filed yearly between January 1st and May 1st beginning in the year following the filed date or effective date indicated above. **It is your responsibility to remember to file your annual report in a timely manner.** A Federal Employer Identification Number (FEI/EIN) will be required when this report is filed. Apply today with the IRS online at:

<https://sa.www4.irs.gov/modiein/individual/index.jsp>.

Should your corporate mailing address change, you must notify this office in writing, to insure important mailings such as the annual report notices reach you.

Any charitable organization intending to solicit contributions in Florida from the public are required to register annually with the Division of Consumer Services. For more information, please go to [www.freshfromflorida.com/division-offices/consumer-services/business-services/charitable-organizations](http://www.freshfromflorida.com/division-offices/consumer-services/business-services/charitable-organizations).

Should you have any questions regarding corporations, please contact this office at (850) 245-6052.

Neysa Culligan, Regulatory Specialist III  
New Filing Section

Letter Number: 120A00025815

[www.sunbiz.org](http://www.sunbiz.org)

Division of Corporations - P.O. BOX 6327 -Tallahassee, Florida 32314

# State of Florida



## Department of State

I certify from the records of this office that CAPRI ISLE GARDEN APARTMENTS NO. 2 CONDOMINIUM ASSOCIATION, INC. is a corporation organized under the laws of the State of Florida, filed on December 18, 2020.

The document number of this corporation is N20000014043.

I further certify that said corporation has paid all fees due this office through December 31, 2020, and its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this the  
Twenty-first day of December, 2020



Laurel M. Lee

Secretary of State

# State of Florida



## Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of CAPRI ISLE GARDEN APARTMENTS NO. 2 CONDOMINIUM ASSOCIATION, INC., a Florida corporation, filed on December 18, 2020, as shown by the records of this office.

The document number of this corporation is N20000014043.



Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this the  
Twenty-first day of December, 2020

*Laurel M. Lee*  
Laurel M. Lee

Secretary of State

FILED

2020 DEC 18 AM 11:23

SECRETARY OF STATE  
TALLAHASSEE, FL

Prepared by and Return to:  
Daniel F. Pilka, Esquire  
Pilka & Associates, P.A.  
213 Providence Road  
Brandon, FL 33511  
(813) 653-3800

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**ARTICLES OF INCORPORATION FOR  
CAPRI ISLE GARDEN APARTMENTS NO. 2 CONDOMINIUM ASSOCIATION, INC.**

In compliance with the requirements of Florida Statute, Chapters 617 and 718, the undersigned incorporator has executed, adopted, and caused to be delivered for filing, these Articles of Incorporation for the purposes of forming a corporation not-for-profit and thus hereby certifies:

**ARTICLE I  
NAME OF THE CORPORATION**

The name of the corporation is Capri Isle Garden Apartments No. 2 Condominium Association, Inc. (hereinafter called the "Association").

**ARTICLE II  
PRINCIPAL OFFICE OF THE ASSOCIATION**

The principal place of business and mailing address of the Association is located at 24701 U.S. Highway 19 North, Suite 102, Clearwater, Florida 33763.

**ARTICLE III  
REGISTERED OFFICE AND REGISTERED AGENT**

The street address of the Registered Office of the Association is 24701 U.S. Highway 19 North, Suite 102, Clearwater, Florida 33763, and the name of the initial Registered Agent to accept service of process within the state of Florida is Karen Browder of Ameri-Tech Property Management, Inc.

**ARTICLE IV  
DEFINITIONS**

Unless otherwise provided herein to the contrary, all terms used in these Articles shall have the same definitions and meanings as those set forth in the Declarations of Condominium for is Capri Isle Garden Apartments No. 2 Condominium Association, Inc. recorded in the Public Records of Pinellas County, Florida, and all amendments thereto as it may from time-to-time be amended (hereinafter called the "Declarations").

**ARTICLE V**  
**PURPOSE AND POWERS OF THE ASSOCIATION**

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The Association does not contemplate procuring a gain or profit to the Members thereof. The specific purpose for which the Association is formed is to promote the health, safety, and general welfare of the residents within the property described in that certain Declarations of Condominium and all amendments thereto as recorded in the Public Record of Pinellas County, Florida, and any additions thereto as may hereinafter be brought under the jurisdiction of the Association. The Association shall not pay dividends, and no part of any income of the Association shall be distributed to its Members, Governors or Officers. The Association shall have all the powers of a non-profit corporation organized under the laws of the State of Florida, subject only to such limitations as are expressly set forth in these Article, the By-Laws, or the Declarations. The Association shall have the power and the duty to do any and all lawful things which may be authorized, assigned, required, or permitted to be done by the Declarations, these Articles or the By-Laws, and to perform any and all acts which may be necessary or proper for, or incidental to, the exercise of any of the duties or powers of the Association for the benefit of the owners and for the maintenance, operation and improvements of the property in areas of common responsibility including without limitation the following powers:

- (a) Own and convey real property;
- (b) Own, operate, maintain and convey the Common Areas, and to operate and maintain the areas of common responsibility including, without limitation, and any personal property owned by the Association;
- (c) Grant easements to the Common Areas to public and private utility companies including, without limitation, cable television, and to public bodies or governmental agencies or other entities or persons with or without cost or charge at the sole direction of the Board of Governors, or convenient, desirable or necessary in connection with the development of the Properties, and the providing of utilities and other services thereto, and to enter into shared facilities agreement and related reciprocal easement agreements as may be deemed desirable to provide for utilities and other facilities, and the maintenance thereof and costs associated therewith with any third parties, including, without limitation, condominium associations, and other public and private utility companies, agencies and entities;
- (d) Establish Rules and Regulations for the operation of the Association, the Common Areas, and the development;
- (e) Annex additional real property in accordance with the provisions of the Declaration;
- (f) Sue and be sued;

- (g) Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration and Florida Statute Chapter 718, and to pay all expenses in connection therewith and all office and other expenses incidental to the conduct of the Association;
- (h) Abate nuisances and enjoin or seek damages from Owners for violation of the provisions of these Articles, By-Laws, Declarations, and any Rules and Regulations of the Association;
- (i) Contract for services to be provided to or for the benefit of the Association; and
- (j) Purchase insurance of any nature in such amount, and with such companies as the Board of Governors shall deem necessary or appropriate.
- (k) To protect, maintain, repair, replace and operate the condominium property and association property.
- (l) To make and collect assessments against members of the Association to defray the costs, expenses and losses of the Association, and to use the funds in the exercise of its powers and duties.
- (m) To make, amend and enforce reasonable rules and regulations governing the operation of the Association and the use, maintenance, occupancy, alteration, transfer and appearance of units, common elements and limited common elements, subject to any limits set forth in the Declaration of Condominium.
- (n) To approve or disapprove the transfer, leasing and occupancy of units, as provided in the Declaration of Condominium.
- (o) To enforce the provisions of the Condominium Act, the Declaration of Condominium, these Articles, the Bylaws and any Rules and Regulations of the Association.
- (p) To employ accountants, attorneys, architects, and other professional personnel to perform the services required for proper operation of the Condominium.
- (q) To borrow money as necessary to perform its other functions hereunder.

**ARTICLE VI**  
**MEMBERSHIP**

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1. Every person or entity who is a record Owner of a fee interest in any Unit in the property shall be a Member of the Association. Notwithstanding anything to the contrary set forth in this Article, any such person or entity who holds such interest merely as security for the performance of an obligation shall not be a Member of the Association. The Association MEMBERSHIP of each unit owner shall be appurtenant to and may not be separated from the Unit giving rise to such MEMBERSHIP, and shall not be transferred except upon the transfer of title to said Unit, and then only to the transferee of title thereto. Any prohibited separate transfers shall be void. A transfer of title to a Unit shall operate automatically to transfer the MEMBERSHIP in the Association appurtenant thereto to the new Unit Owner thereof.

2. Multiple Owners. Each vote of the Association must be cast as a single vote, and fractional votes shall not be allowed. If joint or multiple Owners are unable to agree among themselves as to how their vote is to be cast, neither votes for that unit shall be counted. If any Owner casts a vote on behalf of a Unit, it shall be conclusively presumed that Owner was acting with the authority and consent of all other Owners of that Unit. If more than one (1) vote is cast for a particular Unit, none of said votes shall be counted. Said votes shall be deemed void.

**ARTICLE VII**  
**BOARD OF GOVERNORS**

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The affairs of this Association shall be administered by the Board of Governors consisting of the number set forth in the Bylaws, but in no event less than four (4) Governors but not more than seven (7) Governors.

The Board of Governors shall be elected by the members in the manner provided for in the Bylaws. Governors may be removed and vacancies on the Board of Governors shall be filled in the manner provided for in the Bylaws.

The business of the Association shall be conducted by the officers as provided in the Bylaws. The Governors shall be elected each year at the annual meeting of the members of the Association, and they shall serve until the next annual meeting.

**ARTICLE VIII**  
**OFFICERS**

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The day-to-day affairs of the Association shall be administered, subject to the direction and authority of the Board of Governors, by the Officers of the Association, which may include a President, Vice-President, Secretary, and Treasurer, and such other Officers as permitted by the By-Laws. The Officers shall be appointed by the Board of Governors and they shall serve at the pleasure of the Board of Governors. The names and address

of the Officers who will serve until their successors are designed by the Board of Governors are as follows:

1. Anthony Repic, President  
24701 U.S. Highway 19  
Suite 102  
Clearwater, Florida 33763
2. Lorraine Gray, Vice President  
24701 U.S. Highway 19  
Suite 102  
Clearwater, Florida 33763
3. Debbie Jones, Secretary  
24701 U.S. Highway 19  
Suite 102  
Clearwater, Florida 33763
4. Richard Ellrodt, Treasurer  
24701 U.S. Highway 19  
Suite 102  
Clearwater, Florida 33763
5. Frank Cahoon, Governor  
24701 U.S. Highway 19  
Suite 102  
Clearwater, Florida 33763
6. Theresa Bonner, Governor  
24701 U.S. Highway 19  
Suite 102  
Clearwater, Florida 33763
7. Hoyt Koon, Governor  
24701 U.S. Highway 19  
Suite 102  
Clearwater, Florida 33763

**ARTICLE IX**  
**DURATION**

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The corporation shall commence to exist upon the filing of this Article with the Florida Department of State, and shall thereafter exist in perpetuity. In the event the



Association is dissolved, the Common Areas shall be conveyed to an appropriate agency of the local government, and that if such property is not accepted thereby, then the Common Areas shall be dedicated to another not-for-profit corporation.

## ARTICLE X AMENDMENTS

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Amendments to these Articles shall be proposed and adopted in the following manner:

Section 1. Notice. Notice of a proposed amendment shall be included in the notice of any meeting at which the proposed amendment is to be considered, and shall be otherwise given in the time and manner provided in Chapter 617 and Chapter 718, Florida Statutes. Such notice shall contain the proposed amendment or a summary of the changes to be affected thereby.

Section 2. Adoption. Amendments shall be proposed and adopted in the manner provided in Chapters 617 and 718, Florida Statutes. Subject to the terms of Declarations of Condominium and Bylaws. Any amendments to these Articles of Incorporation shall require the consent of two-thirds (2/3) of the votes of the entire MEMBERSHIP.

Section 3. Recording. A copy of each amendment shall be filed with the Secretary of State pursuant to this provision and applicable Florida law, and a copy certified by the Secretary of State shall be recorded in the Public Records of Pinellas County, Florida.

Section 4. Limitations. No amendment shall be made that is in conflict with the Declarations.

## ARTICLE XI BY-LAWS

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The By-Laws of the Association shall be adopted by the Board of Governors and may be altered, amended or rescinded in the manner provided in the By-Laws.

## ARTICLE XII INDEMNIFICATION OF OFFICERS AND Governors

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Section 1. The Association shall defend, indemnify, and hold harmless any person of the Association is made a party or is threatened to be a party to any threatened, pending, or contemplated action, suit, or proceedings, whether civil, criminal, administrative, or investigative, by reason of the fact that he is or was a Governor, Officer, community Member, employee, or agent of the Association:

- (a) From and against expenses (including reasonable attorney fees for pretrial, trial or appellate proceedings), judgments, fines, and amounts paid in settlement actually and reasonably incurred by him in connection with an action, suit, or proceeding (other than one by or in the right of the Association), if he acted in good faith and, with respect to any criminal action or proceedings, he had no reasonable cause to believe his conduct was unlawful; and
- (b) From and against expenses (including reasonable attorney fees for pretrial, trial, or appellate proceedings), actually and reasonably incurred by him in connection with the defense or settlement of an action or suit by or in the right of the Association, if he acted in good faith.

Section 2. The termination of any action, suit, or proceedings by judgment, order, settlement, conviction, or upon a plea of no contendere or its equivalent, shall not, of itself, create a presumption that the person did not act in good faith, or, with respect to any criminal action or proceedings, that such person had a reasonable cause to believe that his conduct was unlawful.

Section 3. Notwithstanding any other provision hereof to the contrary, no indemnification shall be made with respect to any claim, issue or matter, as to which such persons shall have been adjudged to be liable for gross negligence or misconduct in the performance of his duty to the Association.

Section 4. Any indemnification under Section 1 (unless ordered by a court) shall be made by the Association only as authorized in the specific cause upon a determination that indemnification of the Governor or Officer, Committee Member, employee, or agent is proper in the circumstances because he has met the applicable standard of conduct set forth in Section 1. Such determination shall be made (a) by the Board of Governors by a majority vote of a quorum consisting of the Governors who were not parties to such action, suite or proceeding, or (b) if such quorum is not obtainable, or even if obtainable and a quorum of disinterested Governors so Governor, by a majority vote of the Members of the Association.

Section 5. Expenses incurred in defending a civil or criminal action, suit, or proceeding shall be paid by the Association from time-to-time as incurred rather than only after the final disposition of such action, suit, or proceedings. Payment of such expenses shall be authorized by the Board of Governors in each specific case only after receipt by the Association of an undertaking by or on behalf of the Governor or Officer to repay such amounts, if it shall later develop that he is not entitled to indemnified by the Association.

Section 6. The indemnification provided by the Article shall not be deemed exclusive of any other rights to which the Association's Governors, Officers, Committee Members, employees or agents may be entitled under the Association's By-Laws, agreements, vote of Members, or disinterested Governors, or otherwise, both as to actions in their official capabilities and as an action in another capacity while holding such offices

and positions, and shall continue as to a person who has ceased to be a Governor, Officer, Committee Member, agent or employee, and shall inure the benefit of the heirs, executors, and administrators in such a person.

Section 7. Notwithstanding the foregoing provisions, indemnification provided under this Article shall not include indemnification for any action of a Governor, Officer, Committee Member, agent or employee of the Association for which indemnification is deemed to be against public policy. In the event that indemnification provided under this Article is deemed to be against public policy, such an event shall not invalidate or affect any other right or indemnification herein provided.

Section 8. The Association shall have the power, but not be obligated, to purchase and maintain indemnification insurance to provide coverage for any liability asserted against any Governor, Officer, Committee Member, agent or employee of the Association in any of his capacities as described in Section 1, whether or not the Association would have the power to indemnify him or her under this Article.

Section 9. Any person requesting indemnification shall first look to any insurance maintained by the Association for indemnification against expenses (including attorney fees), judgments, fines and amounts paid in settlement (as described above). The Association shall be obligated to indemnify such person (if entitled to indemnification by the Association) only to the extent such insurance does not indemnify such person. In the event that any expenses, judgments, fines, or amounts paid in settlement are paid pursuant to the insurance maintained by such Association, the Association shall have no obligation to reimburse the insurance company.

**ARTICLE XIII**  
**INCONSISTENCY**

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In the event any inconsistency between the terms of the provisions contained in the Declaration and those contained in these Articles of Incorporation, the terms and provisions of the Declaration shall prevail.

**ARTICLE XIV**  
**INCORPORATOR**

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The name and street address of the sole incorporator for these Articles of Incorporation is Anthony Repic, President, 24701 U.S. Highway 19, Suite 102, Clearwater, Florida 33763.

IN WITNESS WHEREOF, for the purposes of forming this corporation under the laws of the state of Florida, the undersigned, constituting the sole incorporator of this Association, has executed these Articles of Incorporation this \_\_\_\_ day of \_\_\_\_\_, 2020.

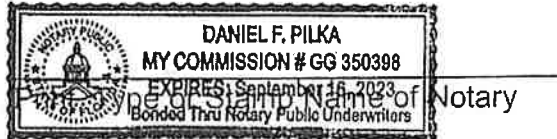
*Anthony Repic*  
Anthony Repic, Incorporator

STATE OF FLORIDA  
COUNTY OF PINELLAS

BEFORE ME personally appeared Anthony Repic, who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

Sworn to and subscribed before me this 11th day of November, 2020.

*Daniel F. Pilka*  
Notary Public, State of Florida



Personally known to me, or  
 Produced identification  
Type of identification produced:

*Florida D.I.*

01/11/2020

ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

I, Karen Browder, having been named to serve as registered agent for CAPRI ISLE GARDEN APARTMENTS NO. 2 CONDOMINIUM ASSOCIATION, INC., do hereby accept such office and agree to conduct myself therein according to law. I am familiar with, and accept, the obligations of such office.

DATED this 8th day of December, 2020.

Karen Browder  
Karen Browder/Registered Agent

2020 DEC 18 AM 11:23  
SECRETARY OF STATE  
TALLAHASSEE, FL

FILED

RECEIVED