

# State of Florida



## Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation, along with the Corporation Annual Report for the year 1992, for LAUDERDALE OAKS MANAGEMENT CORPORATION, a corporation organized under the laws of the State of Florida, as shown by the records of this office.

The document number of this corporation is 406265.

GIVEN under my hand and the  
Great Seal of the State of Florida,  
at Tallahassee, the Capital, this the  
day of  
21st April, 1992.



CR2EO22 (2-91)

*Jim Smith*

Jim Smith  
Secretary of State

ARTICLES OF INCORPORATION  
OF  
LAUDERDALE OAKS MANAGEMENT CORPORATION

WE, THE UNDERSIGNED, hereby associate ourselves together for the purpose of becoming a corporation under the laws of the State of Florida, by and under the provisions of the Statutes of the State of Florida, providing for the formation, liability, rights, privileges and immunities of a corporation not for profit.

ARTICLE I.

The name of the corporation shall be LAUDERDALE OAKS MANAGEMENT CORPORATION.

ARTICLE II.

The general nature of the business of the Corporation and the objects of purposes to be transacted, promoted or carried on by it are as follows:

SECTION I. To manage the following seventeen (17) Condominium Corporations pursuant to agreements executed between the Corporation and each separate Condominium Corporation. To act in such a way and with such powers as vested in it by the following Corporations or Associations:

1. Lauderdale Oaks Condominium I., Inc.
2. Lauderdale Oaks Condominium II., Inc.
3. Lauderdale Oaks Condominium III., Inc.
4. Lauderdale Oaks Condominium IV., Inc.
5. Lauderdale Oaks Condominium V., Inc.
6. Lauderdale Oaks Condominium VI., Inc.
7. Lauderdale Oaks Condominium VII., Inc.
8. Lauderdale Oaks Condominium X., Inc.
9. Lauderdale Oaks Condominium XI., Inc.
10. Lauderdale Oaks Condominium XII., Inc.
11. Lauderdale Oaks Condominium XII.B., Inc.
12. Lauderdale Oaks Condominium XIV., Inc.
13. Lauderdale Oaks Condominium XV., Inc.
14. Lauderdale Oaks Condominium XVI., Inc.
15. Lauderdale Oaks Condominium XVII., Inc.
16. Lauderdale Oaks Condominium XIII., Inc.
17. Lauderdale Oaks Condominium XIX., Inc.

FILED  
JAN 11 1972  
CLERK OF DISTRICT COURT  
NINTH JUDICIAL CIRCUIT  
MIAMI, FLORIDA



SECTION 2. Any legal business authorized by the laws of the State of Florida and the laws of the United States.

ARTICLE III.

The maximum shares of stock that the corporation is authorized to have outstanding at any time are nineteen (19) shares of stock at no par value. Each share shall be issued one as to each component building becoming a member or signing contracts with the Management Corporation. All stock is non-transferable and restricted.

ARTICLE IV.

The amount of capital with which this Corporation shall commence business shall not be less than Five Hundred Dollars (\$500.00).

ARTICLE V.

This corporation is to have perpetual existence.

ARTICLE VI.

The principal office of the corporation shall be 424 Bayview Building, 1040 Bayview Drive, Fort Lauderdale, Florida.

ARTICLE VII.

The number of Directors of the first Board of Directors of this Corporation shall be three (3), thereafter the number of Directors shall be nineteen (19). Directors shall be parcel owners of component corporation. In case of vacancies the particular component corporation shall elect or otherwise appoint a new director.

ARTICLE VIII.

The names and post office address of the first Board of Directors of this Corporation are as follows:

<u>NAME</u>	<u>ADDRESS</u>
S. M. CASORIA, III	424 Bayview Building
SALLY CROTEAU	424 Bayview Building

MARIE BERNREUTER

424 Bayview Building  
1040 Bayview Drive  
Fort Lauderdale, Florida

ARTICLE X.

The executive officers of this Corporation shall be a Chairman, who shall be a Director, a First Vice-Chairman, a Second Vice-Chairman and Secretary and Treasurer. No person may hold two or more offices. The Corporation may also have such other officers and agents as may be prescribed by the By-Laws or determined by the Board of Directors. All officers must be members of the Board of Directors.

ARTICLE XI.

The private property of the stockholders of the Corporation shall not be subject to the payment of the Corporation debts to any extent whatever.

ARTICLE XII.

In furtherance and not in limitation of the powers conferred by the laws of the State of Florida, the Board of Directors is expressly authorized,

- A. To make, alter, amend and repeal the By-Laws of the Corporation.
- B. To determine and fix the value of property to be acquired by the Corporation, and the judgment of the Directors in determining such value shall be conclusive.
- C. To set apart out of any funds of the Corporation available for dividends, a reserve or reserves for working capital or for any other lawful purpose, and also to abolish any such reserve in the same manner in which it was created.
- D. To determine from time to time whether and to what extent and at what times and places, and under what conditions and regulations, the accounts and books of the Corporation, or any of them, shall be open



to the inspection of the stockholders, and no stockholder shall have any right to inspect any account or book or document of the Corporation except as conferred by the laws of the State of Florida, unless and until authorized to do so by resolution of the Board of Directors of the stockholders.

#### ARTICLE XIII.

If the By-Laws so provide, the stockholders and Board of Directors of the Corporation shall have the power to hold their meetings, have an office or offices and to keep the books of the corporation, subject to the provisions to be designated from time to time by the Board of Directors.

The Corporation may in its By-Laws confer powers upon the Board of Directors in addition to those granted by this Certificate of Incorporation, and in addition to the powers and authorities expressly conferred upon them by the laws of the State of Florida.

Election of Directors need not be by ballot unless the By-Laws so provide.

Directors shall not be entitled to fees for their attendance at meetings of the Board of Directors.

#### ARTICLE XIV.

In case the Corporation enters into contracts or transacts business with one or more of its Directors or with any firm of which one or more of its Directors are members, or with any other corporation or association of which one or more of its Directors are stockholders, or officers, such contracts or transactions shall not be invalidated or in any way affected by the fact that such director or directors have or may have interest therein which are or might be adverse to the interests of the corporation, provided that such contracts or transactions are entered into in good faith and authorized or ratified in the usual course of business as may be provided for in the By-Laws of the Corporation.

ARTICLE XV.

The Corporation reserves the right to amend, alter, change or repeal any provisions contained in this Certificate of Incorporation in the manner now or hereafter prescribed by law, and all rights and powers conferred herein upon stockholders, directors and officers are subject to this reserved power.


ARTICLE XVI.

This Corporation is organized under the provisions and regulations of Internal Revenue Service Code, Section 1244, and the Stock hereof shall be issued in compliance with that Section.

ARTICLE XVII.

Notwithstanding any thing contained herein and hereinafter to the contrary, the Certificate of Incorporation may be amended, within ten (10) days after certification by the Secretary of State by a vote of Directors of a simple majority. Thereafter, these Articles may be amended only by a 75% vote of the Board of Directors.

IN WITNESS WHEREOF, WE, the undersigned incorporators, for the purpose of forming a corporation pursuant to the laws of the State of Florida, do make, subscribe and acknowledge this Certificate, and we have hereunto duly executed the foregoing Articles of Incorporation to be filed in the office of the Secretary of State of Florida for the purposes therein set forth.

  
S. M. CASORIA, III L.S.

  
SALLY CROTEAU L.S.

  
MARIE BERNREUTER L.S.



STATE OF FLORIDA     )  
                                  )  
COUNTY OF BROWARD    )

PERSONALLY APPEARED BEFORE ME, the undersigned authority,  
S. M. CASORIA, III, SALLY CROTEAU, and MARIE BERNREUTER, known  
to me and to me known to be the persons making, subscribing and acknowledging  
for foregoing Certificate and Articles of Incorporation to be their free act and  
deed for the uses and purposes therein set forth and expressed.

SWORN TO and SUBSCRIBED before me this 28 day of July,  
1972, at Fort Lauderdale, Florida.

  
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA at LARGE  
MY COMMISSION EXPIRES FEB. 9, 1975  
BONDED THROUGH FRED W. BIRTELHOFER



**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR  
THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING RESIDENT  
AGENT UPON WHOM PROCESS MAY BE SERVED.**

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

First---That Lauderdale Oaks Management Corporation, 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 Fort Lauderdale,  
County of Broward, State of Florida has named S. M. CASORIA, III,  
located at Suite 424 Bayview Building, Fort Lauderdale, Florida 33304,  
City of Fort Lauderdale, County of Broward, State of Florida, as its agent  
to accept service of process within this state.

**ACKNOWLEDGMENT:**

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 and available in said office.

BY

  
Resident Agent



FILE NOW! CORPORATE STATUS WILL BE  
DELINQUENT AFTER JULY 1ST.

CORPORATION

ANNUAL REPORT  
1992



FLORIDA DEPARTMENT OF STATE  
Jim Smith  
Secretary of State  
DIVISION OF CORPORATIONS

APR-3'92

APPROVED  
SEC. OF STATE  
CORPORATIONS DIV.  
TALLAHASSEE, FLA.  
FILED

Read Instructions on Other Side Before Making Entries

**FILING FEE \$61.25 Make Payable To: Secretary of State**

DO NOT WRITE IN THIS SPACE

1. Name and Mailing Address of Corporation: **DOCUMENT #406265 (9)**

**LAUDERDALE OAKS MANAGEMENT CORPORATION**  
**3060 N.W. 47 TERRACE**  
**FORT LAUDERDALE FL 33313-1710**

2. If Address in Block 1 is incorrect in any way, line through the incorrect information and enter the correct address below. P.O. Box is acceptable. The NAME of the corporation can be changed only by filing an amendment.

21 Mailing Address

22 P.O. Box No.

23 City and State

24 Zip Code

If above address is incorrect in any way, line through the incorrect information and enter correct address in Block 2.

3. Date Incorporated or Qualified  
To Do Business in Florida

**08/04/1972**

3a. Date of Last Report

**07/15/1991**

4. FEI Number

**59-1453233**

FEI Number Applied For

FEI Number Not Applicable

5. **\$8.75 Additional Fee required  
for a Certificate of Status**

CERTIFICATE OF STATUS DESIRED ☐

6. Names and Street Addresses of Each Officer and Director (Do not use any correction tape or fluid to cover over incorrect information.)

1 Title	2 Names of Officers and Directors	3 Street Address of Each Officer and Director (Do NOT Use Post Office Box Numbers)	4 City and State
P/D	ZENNER, ANNE	2801 N.W. 47TH TER.	LAUDERDALE LKS, FL 00000
D	COHEN, TEDDY	2991 N.W. 46TH AVENUE	LAUDERDALE LKS, FL 00000
T/D	WOLF, LOUIS	2900 N.W. 46TH AVE.	LAUD LKS, FL 00000
D	KRIGMAN, JAMES	3091 NW 46TH AVE	LAUD LKS, FL 00000

**REGISTERED AGENT INFORMATION**

7. Name and Address of Current Registered Agent

**ZENNER, ANNE**  
**2801 N.W. 47TH TERRACE**  
**LAUDERDALE LAKES, FL 33313**

8. Name and Address of New Registered Agent

81 Name

82 Street Address 1 (Do NOT Use P.O. Box Number)

83 Street Address 2 (Do NOT Use P.O. Box Number)

84 City

**FL.**

85 Zip Code

9. Pursuant to the provisions of Sections 607.0502 and 607.1508 or Sections 617.0502 and 617.1508, Florida Statutes, the above-named corporation submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida. Such change was authorized by the corporation's board of directors. I hereby accept the appointment as registered agent. I am familiar with, and accept the obligations of, Section 607.0505, Florida Statutes.

SIGNATURE

*Anne Zenner*  
(Registered Agent Accepting Appointment)

DATE **3-30-92**

10. This corporation has liability for intangible tax under S. 199.032, Florida Statutes. Yes ☐ No ☒ (See other side for information on intangible tax.)

11. I certify that the information indicated on this annual report or supplemental annual report is true and accurate and that my signature shall have the same legal effect as if made under oath. I further certify that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607 or Chapter 617, Florida Statutes, and that my name appears in Block 6 or an attachment with an address.

SIGNATURE

*Anne Zenner*

DATE **3-30-92**

Typed Name of Signing Officer or Director

**ANNE ZENNER**

Title

**PRESIDENT**

Telephone Number Daytime

**( 305 ) 739 1878**

12. Should you wish to contribute to the Election Campaign Financing Trust Fund, check the box and include an additional \$5.00 to the filing fee. ☐

CR2E034 (11/91)