

CORPORATION NOT FOR PROFIT

Word Processing: July 13, 1979

Notification letter mailed to: Mr. Harvey V. Delzer, Esquire | Post Office Box 279 | Pt. Richey, Florida 33568

Money acknowledged: \$38.00

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Corporation Name: VIVA VILLAS CIVIC ASSOCIATION, INC.

Filing Date: July 12, 1979

Charter Number: 748070

(Filing confirmation from Florida Division of Corporations)

DELZER, EDWARDS, COULTER & PARKER

Attorneys at Law

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(813) 848-3404

June 22, 1979

Hon. George Firestone
Secretary of State
Corporations Division
The Capitol
Tallahassee, Florida 32304

RE: Viva Villas Civic Association, Inc.

Dear Mr. Firestone:

Enclosed herewith you will find original and copy of Articles of Incorporation for the above corporation, together with our check for \$38.00 for filing fees and registered agent designation.

Kindly return certificate of incorporation and certified copy of articles at such time as the corporation is chartered.

Very truly yours,

Harvey V. Delzer
Delzer, Edwards, Coulter & Parker

ARTICLES OF INCORPORATION
FOR

VIVA VILLAS CIVIC ASSOCIATION, INC.
(A Corporation Not For Pecuniary Profit)

Charter Number: 748070 | Filed: July 12, 1979

We, the undersigned, do hereby certify that we have associated ourselves together for the purpose of becoming a corporation not for pecuniary profit, under and in accordance with the provisions of Chapter 617, Florida Statutes providing for the formation, rights, privileges and immunities of corporation not for profit, and pursuant to the terms of said statute, we hereby make, subscribe, acknowledge and file these Articles of Incorporation and further disclose as follows:

ARTICLE I

The name of this corporation shall be VIVA VILLAS CIVIC ASSOCIATION, INC., (A Corporation Not For Pecuniary Profit), whose registered office shall be 28 Villa Drive South, Hudson, Florida, and JERRY KULUBIS is hereby designated as the registered agent of said corporation, at 28 Villa Drive South, Hudson, Florida.

ARTICLE II

This corporation shall have the power and authority to forward the purposes and accomplish the objects hereinafter set forth, and to do and perform the same in accordance with the law as follows:

- A.** To provide educational, social, cultural, recreational, fraternal and benevolent benefits for the residents of VIVA VILLAS SUBDIVISION, Pasco County, Florida. To sponsor civic projects for the betterment of said community and to sponsor such social and recreational projects as may be deemed advisable and helpful to the welfare of the community and the membership. To sponsor and promote charitable drives, dances, fairs, expositions, carnivals, shows, circus performances, contests and other activities of a like nature, and to serve the community in a manner always consistent with the highest standards of ethics and good citizenship.
- B.** To ascertain, determine and solve community problems which are related to the streets, storm drainage, sewage disposal, street lighting, water services, public safety, police protection, fire protection, the abatement of nuisances, and subjects of a similar nature.

C. To participate with the other communities, residential subdivisions, municipalities, and industrial and commercial developments of West Pasco County, in alliances or projects, the objects of which are the improvement of governmental services and utilities for the citizens of West Pasco County.

D. To lease, purchase, receive through donation or otherwise procure, own or hold custody or possession of property, whether real, personal or mixed for the purpose of developing and promoting the aforesaid activities.

E. To make contracts and incur liabilities, borrow money at such rates of interest as the corporation may determine, issue notes, bonds or other obligations, and secure any of its obligations by mortgage, and pledge all or any of its property or income; to sue and be sued and appear and defend in all actions and proceedings in its corporate name to the same extent as a natural person; to adopt and use a common corporate seal and alter the same, provided, however, that such seal shall always contain the words "Corporation Not For Pecuniary Profit"; to conduct its affairs, carry on its operations, and maintain offices; to purchase, take, receive, lease, take by gift, devise or bequest, or otherwise acquire, own, hold, improve, use or otherwise deal in and with real or personal property, or any interest therein wherever situated; to sell, convey, mortgage, pledge, lease, exchange, transfer or otherwise dispose of all or any part of its property and assets; to purchase, take, receive, subscribe for, or otherwise acquire, own, hold, vote, use, employ, sell, mortgage, bid, pledge or otherwise dispose of and otherwise use and deal in and with shares and other interests in, or obligations of, other domestic or foreign corporations, whether for profit or not for profit, associations, partnerships, or individuals, or direct or indirect obligations of the United States, or any other government, state, territory, governmental district, municipality, or of any instrumentality thereof; to lend money for its corporate purposes, invest and reinvest funds and take and hold real and personal property as security for the payment of funds so loaned or invested; to make donations for art, education, or other similar purposes; and have and exercise all powers necessary or convenient to effect any or all of the purposes for which the corporation is organized.

ARTICLE III

Any person interested in active participation to effect the objective of this corporation shall be eligible for membership in this corporation, providing they agree to abide by this Charter and the By-Laws adopted by this corporation and its Board of Directors and to pay the dues required by this corporation.

ARTICLE IV

The VIVA VILLAS CIVIC ASSOCIATION, INC. (A Corporation Not For Pecuniary Profit) shall exist perpetually or until such time as the name becomes dissolved or merged.

ARTICLE V

The names and residences of the subscribers to these Articles of Incorporation are as follows:

JERRY KULUBIS
28 Villa Drive South
Hudson, Florida 33568

JOHN SCHULTZ
33 Villa Drive South
Hudson, Florida 33568

LINCOLN BEAULIEU
38 Villa Drive South
Hudson, Florida 33568

THOMAS CICHETTI
51 Viva Via
Hudson, Florida 33568

GLORIA CALABRIA
50 Viva Via
Hudson, Florida 33568

MATTHEW BALLISTER
26 Villa Drive South
Hudson, Florida 33568

DWIGHT DARNELL
41 Villa Drive South
Hudson, Florida 33568

FRANCES DIBIASI
43 Villa Drive South
Hudson, Florida 33568

ARTICLE VI

The affairs of this corporation not for pecuniary profit shall be managed by the following officers:

JERRY KULUBIS – President

LINCOLN BEAULIEU – Vice-President

GLORIA CALABRIA – Secretary

FRANCES DIBIASI – Treasurer

The foregoing officers shall serve until the annual meeting, which shall be held on the 2nd Tuesday during the month of October, and all succeeding officers shall serve for a period of one year.

ARTICLE VII

The Board of Directors of this corporation shall consist of not less than three directors and they shall be elected annually. The names and addresses of the first Board of Directors are as follows:

JOHN SCHULTZ
33 Villa Drive South
Hudson, Florida 33568

THOMAS CICHETTI
51 Viva Via
Hudson, Florida 33568

MATTHEW BALLISTER
26 Villa Drive South
Hudson, Florida 33568

FRANCES DIBIASI
43 Villa Drive South
Hudson, Florida 33568

ARTICLE VIII

The By-Laws of this corporation may be made, altered or rescinded by a two-thirds vote of the members present and voting at a regular or special meeting of the corporation, provided however, that for any such amendment to be considered at such a meeting, the following procedure must be followed:

- A.** A written motion proposing such amendment must be made, seconded and carried by a majority vote of the members present and voting at any regular or special meeting of the general membership.
- B.** Written notice of the proposed amendment must be furnished, by regular mail, to each member of the corporation, at least seven (7) days prior to the time designated for said amendment to be voted upon for approval; provided, however, that notice delivered to a single household shall be deemed as notice to each member who shall reside therein.
- C.** The actual adoption of the amendment shall require a two-thirds (2/3) vote in favor thereof by the members who are present and voting at the time and place designated therefor.

ARTICLE IX

Amendments to these Articles of Incorporation shall be amended by a two-thirds (2/3) vote of the members present and voting at a regular or special meeting of the corporation, provided, however, that for any such amendment to be considered at such a meeting the following procedure must be followed:

- A.** A written motion proposing such amendment must be made, seconded and carried by a majority vote of the members present and voting at any regular or special meeting of the general membership.
- B.** Written notice of the proposed amendment must be furnished, by regular mail, to each member of the corporation, at least fourteen (14) days prior to the time designated for said amendment to be voted upon for approval; provided, however, that notice delivered to a single household shall be deemed as notice to each member who shall reside therein.
- C.** The actual adoption of the amendment shall require a two-thirds (2/3) vote in favor thereof by the members who are present and voting at the time and place designated therefor.

ARTICLE X

No person, firm or corporation shall ever receive any dividends or profits from the undertaking of this corporation, and upon dissolution of this organization, all its assets remaining after payment of all costs and expenses of such dissolution shall be distributed to organizations which have qualified for exemption under Section 501(c)(3) of the Internal Revenue Code or to the Federal Government or to a state or local government for a public purpose, and none of the assets will be distributed to any member, officer or trustee of this corporation.

ARTICLE XI

The officers of this corporation shall be charged with the obligation and duty of maintaining in good working order the necessary and proper equipment and other implements essential for the carrying out of the purposes as set forth in these Articles of Incorporation and the By-Laws of this corporation; to maintain proper books of account and inventories with regard to dues, receipts, disbursements and property of this corporation.

ARTICLE XII

The Board of Directors of this corporation shall be charged with the obligation and duty of adopting and promulgating the general policy of this corporation with respect to the purposes for which it is herein formed.

IN WITNESS WHEREOF, we, the undersigned organizers and incorporators have hereunto set our hands and seals this 20th day of June, 1979, for the purpose of forming this nonprofit corporation under the laws of the State of Florida, and we hereby make and file in the Office of the Secretary of State of Florida this Certificate of Incorporation and certify that the foregoing statements are true.

_____ (SEAL)
Jerry Kulubis

_____ (SEAL)
Lincoln Beaulieu

_____ (SEAL)
Gloria Calabria

_____ (SEAL)
Dwight Darnell

_____ (SEAL)
John Schultz

_____ (SEAL)
Thomas Cichetti

_____ (SEAL)
Matthew Ballister

_____ (SEAL)
Frances Dibiasi

STATE OF FLORIDA
COUNTY OF PASCO

Personally appeared before me the above named JERRY KULUBIS, LINCOLN BEAULIEU, GLORIA CALABRIA, DWIGHT DARNELL, JOHN SCHULTZ, THOMAS CICHETTI, MATTHEW BALLISTER, and FRANCES DIBIASI, parties to the foregoing Articles of Incorporation, each acknowledged before me, and each proved to me to be the persons and individuals described in and who signed and executed the foregoing Articles of Incorporation for VIVA VILLAS CIVIC ASSOCIATION.

Dated this 20th day of June, 1979.

Notary Public

My Commission Expires: _____

ACKNOWLEDGMENT OF REGISTERED AGENT

I have been designated to accept service of process for this corporation at the place designated in these Articles, thereby accepting to act in this capacity, and agree to comply with the provisions of Chapter 48.091, Florida Statutes, relative to keeping open said registered office.

Jerry Kulubis, Registered Agent
28 Villa Drive South, Hudson, Florida

ARTICLES OF AMENDMENT
to
ARTICLES OF INCORPORATION

Viva Villas Civic Association, Inc. | Charter No. 748070

Pursuant to the provision of Chapter 617, Florida Statutes, the undersigned corporation adopts the following articles of amendment to its articles of incorporation.

FIRST: The name of the corporation is: VIVA VILLAS CIVIC ASSOCIATION, INC.

SECOND: The following amendment(s) to the articles of incorporation was (were) adopted by the corporation:

Re: Article EIGHT-B — To notify members of changes in CHARTER by newsletter or handbills.

THIRD: The amendment(s) was (were) adopted by the Board of Directors on the Thirty-First day of January, 1989.

FOURTH: The above amendment(s) was (were) approved by a majority of the members of the corporation on the Ninth day of February, 1989.

Dated: August First, 1989

VIVA VILLAS CIVIC ASSOCIATION, INC.

By: _____
Nancy Brennan, President

By: _____
Beverly Wrublevski, Secretary/Assistant Secretary

STATE OF FLORIDA
COUNTY OF PASCO

Before me, the undersigned authority, personally appeared Beverly Wrublevski, to me well known to be the person(s) who executed the foregoing articles of amendment to articles of

incorporation and acknowledged before me, according to law, that s/he made and subscribed the same for the purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st day of August, 1989.

Notary Public

My commission expires: January 2, 1991

*Transcribed and formatted for legibility from original filed documents. Charter No. 748070 · Filed July 12, 1979 ·
Florida Division of Corporations*