

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of SUSSEX A CONDOMINIUM ASSOCIATION, INC., a corporation organized under the laws of the State of Florida, filed on May 8, 1978, as shown by the records of this office.

The document number of this corporation is 742797.

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Twenty-seventh day of January, 2026




Cord Byrd
Secretary of State

ARTICLES OF INCORPORATION

OF 742797

SUSSEX A CONDOMINIUM ASSOCIATION, INC.
(A Corporation Not for Profit)

FILED
MAY 8 4 06 PM '78
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

THE UNDERSIGNED hereby associate themselves for the purpose of forming a corporation not for profit under Chapters 617 and 718, Florida Statutes, and certify as follows:

ARTICLE I

Name

The name of the corporation is Sussex A Condominium Association, Inc. (hereinafter referred to as the "Association").

ARTICLE II

Purpose

A. The purpose for which the Association is organized is to provide an entity pursuant to the Condominium Act, Chapter 718, Florida Statutes, (hereinafter referred to as the "Act"), for the operation of the Sussex A condominium of Century Village of West Palm Beach, Palm Beach County, Florida.

B. The Association will make no distributions of income to its members (as defined in Article IV hereof), Directors or officers.

ARTICLE III

Powers

The powers of the Association will include and be governed by the following provisions:

A. The Association will have all the powers of a corporation not for profit not in conflict with the terms of these Articles.

B. The Association will have all the powers and duties set forth in the Act, except as limited by these Articles and the Declaration of Condominium for Sussex A Condominium Association; and it will have all the powers and duties reasonably necessary to operate said condominium pursuant to the Declaration of Condominium, as it may be amended from time to time, including but not limited to the following:

1. To make and collect assessments against members in order to meet the common expenses of the condominium.
2. To use the proceeds of assessments in the exercise of its powers and duties.
3. To maintain, repair, replace and operate the condominium property.
4. To purchase insurance for the condominium property and for the protection of the Association and its members as unit owners.
5. To reconstruct improvements after casualty and to further improve the condominium property.
6. To make and amend reasonable regulations respecting the use of the condominium property.
7. To approve or disapprove the transfer, mortgage and ownership of units as may be provided by the Declaration of Condominium and the By-Laws of the Association.

8. To enforce by legal means the provisions of the Act, the Declaration of Condominium, these Articles, the By-Laws of the Association and the Regulations for the use of the condominium property.

9. To contract for the management and operation of the condominium, including the common elements, and thereby to delegate powers and duties of the Association, except such as are specifically required to have approval of the Board of Directors or the membership of the Association.

10. To employ personnel to perform the services required for the proper management and operation of the condominium.

C. The powers of the Association will be subject to and will be exercised in accordance with the provisions of the Declaration of Condominium, the By-Laws of the Association, and the Act.

ARTICLE IV

Members

A. The members of the Association will be all record owners of units in the Sussex A Condominium.

B. The share of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to his unit.

C. The owner of each unit will be entitled to at least one vote as a member of the Association. The exact number of votes to be cast by unit owners and the manner of exercising voting rights will be determined by the Declaration of Condominium, the By-Laws of the Association, and the Act.

ARTICLE V

Directors

A. The affairs of the Association will be managed by a Board of Directors. The number of Directors will be determined by the By-Laws of the Association, but shall consist of not less than three (3) Directors.

B. Except as provided in subsection V(D) hereof, Directors will be elected at the annual meeting of the members in the manner determined by the By-Laws of the Association. Directors may be removed and vacancies on the Board of Directors will be filled in the manner provided in the By-Laws of the Association.

C. Directors named in these Articles will serve until the election of Directors at the next annual meeting of the members, and any vacancies in their number occurring before said meeting will be filled as provided in the By-Laws.

D. The names and addresses of the members of the first Board of Directors who will hold office until their successors are elected and have qualified, or until removed, are as follows:

Louis Olefson	Sussex A-6, Century Village West Palm Beach, Florida 33409
Al Zisser	Sussex A-9, Century Village West Palm Beach, Florida 33409
Al Hoffman	Sussex A-14, Century Village West Palm Beach, Florida 33409
Sol Hein	Sussex A-18, Century Village West Palm Beach, Florida 33409
Elton Steinheimer	Sussex A-19, Century Village West Palm Beach, Florida 33409

ARTICLE VI

Officers

The affairs of the Association will be administered by the officers designated in the By-Laws of the Association. Said officers will be elected as provided in the By-Laws. The names and addresses of the officers who will serve until their successors are designated are as follows:

President	Louis Olefson Sussex A-6, Century Village West Palm Beach, Florida 33409
Vice-President	Al Zisser Sussex A-9, Century Village West Palm Beach, Florida 33409
Secretary	Ida Hein Sussex A-18, Century Village West Palm Beach, Florida 33409
Treasurer	Sol Hein Sussex A-18, Century Village West Palm Beach, Florida 33409

ARTICLE VII

Indemnification

Every Director and every officer of the Association will be indemnified by the Association against all expenses and liabilities (including legal fees) reasonably incurred by or imposed upon him in connection with any proceeding or any settlement of 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 Association, whether or not he is a Director or officer at the time such expenses are incurred, except when the Director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties. Provided that in the event of a settlement, this right of indemnification will only apply if the

Board of Directors approves such settlement and reimbursement as being in the best interests of the Association. The foregoing right of indemnification will be in addition to and not exclusive of all other rights to which such Director or officer may be entitled.

ARTICLE VIII

By-Laws

The By-Laws of the Association may be altered, amended or rescinded in the manner provided by said By-Laws.

ARTICLE IX

Amendments

Amendments to these Articles of Incorporation will be proposed and adopted in the following manner:

A. Notice of the subject matter of a proposed amendment must be included in the notice of any meeting at which a proposed amendment is considered.

B. A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors or by members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval or disapproval in writing, provided such writing is delivered to the Secretary at or prior to the meeting.

C. Proposed amendments may be passed if approved by not less than seventy-five percent (75%) of the votes of the entire membership of the Association.

D. Provided, however, that no amendment may be made that is in conflict with the Act or the Declaration of Condominium.

E. A copy of each amendment shall be filed with the Secretary of State, State of Florida.

ARTICLE X

Term

The term of the Association will be perpetual.

ARTICLE XI

Subscribers

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

Louis Olefson	Sussex A-6, Century Village West Palm Beach, Florida 33409
Al Zisser	Sussex A-9, Century Village West Palm Beach, Florida 33409
Sol Hein	Sussex A-18, Century Village West Palm Beach, Florida 33409

ARTICLE XII

Registered Agent

The registered agent for the corporation shall be Louis Olefson, whose address is Sussex A-6, Century Village, West Palm Beach, Florida.

IN WITNESS WHEREOF, the subscribers to these Articles of Incorporation have hereunto affixed their seals this 21st day of April, 1978.

Louis Olefson
Louis Olefson
Al Zisser
Al Zisser
Sol Hein
Sol Hein

STATE OF FLORIDA :
COUNTY OF PALM BEACH :

BEFORE ME, the undersigned authority, this day personally appeared LOUIS OLEFSON, AL ZISSER and SOL REIN, who acknowledged before me that they have executed the foregoing Articles of Incorporation for the uses and purposes expressed therein.

WITNESS my hand and official seal in the County and State last aforesaid this 11th day of April, 1978.

Sharon A. Surry
NOTARY PUBLIC

My Commission Expires:
Notary Public, State of Florida at Large
My commission expires Sept. 9, 1979

ACCEPTANCE OF REGISTERED AGENT

I, the undersigned, hereby accept the designation as Registered Agent for service of process for SUSSEX A CONDOMINIUM ASSOCIATION, INC.

Louis Olefson
LOUIS OLEFSON

SWORN TO AND SUBSCRIBED before me this 11th day of April, 1978.

Sharon A. Surry
NOTARY PUBLIC

My Commission Expires:
Notary Public, State of Florida at Large
My commission expires Sept. 9, 1979

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

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

That SUSSEX A CONDOMINIUM ASSOCIATION, INC.,
desiring to organize under the laws of the State of Florida,
with its principal office, as indicated in the Articles of
Incorporation, at the City of West Palm Beach, County of
Palm Beach, State of Florida, has named LOUIS OLEFSON,
located at Sussex A-6, Century Village, City of West Palm
Beach, County of Palm Beach, 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 said office.

By Louis Olefson
LOUIS OLEFSON,
Registered Agent

STATEMENT OF CHANGE OF REGISTERED OFFICE OR REGISTERED AGENT OR BOTH FOR CORPORATIONS

Pursuant to the provisions of sections 607.0502, 617.0502, 607.1508, or 617.1508, Florida Statutes, this statement of change is submitted for a corporation organized under the laws of the State of Florida in order to change its registered office or registered agent, or both, in the State of Florida.

1. The name of the corporation: Sussex A Condominium Association, Inc.
2. The principal office address: 2 Sussex A
West Palm Beach, FL 33417
3. The mailing address (if different): Sussex A c/o Seacrest Services, Inc.
2400 Centrepark W. Dr., #175, West Palm Beach, FL 33409
4. Date of incorporation/qualification: 5/8/78 Document number: 742797
5. The name and street address of the current registered agent and registered office on file with the Florida Department of State: (If resigned, enter resigned)

Maryann Bianchi
9 Sussex A
West Palm Beach, FL 33417

6. The name and street address of the new registered agent (if changed) and /or registered office (if changed):

Maryann Bianchi
2 Sussex A
P.O. Box NOT acceptable
West Palm Beach, FL 33417

16 JUN -2 AM 7:27
SECRETARY OF STATE
TALLAHASSEE FLORIDA

The street address of its registered office and the street address of the business office of its registered agent, as changed will be identical.

Such change was authorized by resolution duly adopted by its board of directors or by an officer so authorized by the board, or the corporation has been notified in writing of the change.

Maryann Bianchi
Signature of an officer or director

MARYANN BIANCHI
Printed or typed name and title

I hereby accept the appointment as registered agent and agree to act in this capacity, I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligation of my position as registered agent. Or, if this document is being filed merely to reflect a change in the registered office address, I hereby confirm that the corporation has been notified in writing of this change.

Maryann Bianchi
Signature of Registered Agent

5-31-16
Date

If signing on behalf of an entity:

Karen Ramsay
Typed or Printed Name

*** FILING FEE: \$35.00 ***

STATEMENT OF CHANGE OF REGISTERED OFFICE
DIVISION OF CORPORATIONS
16 JUL -5 PM 9:32

**STATEMENT OF CHANGE OF REGISTERED OFFICE
OR REGISTERED AGENT, OR BOTH**

To the Secretary of State of the State of Florida.

Pursuant to the provision of Sections 607.0502, 617.0502, 607.1508, or 617.1508, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida submits the following statement for the purpose of changing its registered office of registered agent, or both, in the State of Florida.

1. The name of the corporation is: ~~Sussex~~ A Condominium Association, Inc.
2. The mailing address of the corporation is: c/o Seacrest Services, 2400 Centrepark W Dr., Suite 175, West Palm Beach, Florida 33409
3. Date of incorporation/qualification: ()5/08/1978; 742797
4. The name and address of the current registered agent and office:
Maryann Bianchi, ² Sussex A, West Palm Beach, Florida 33417
5. The name and address of the new registered agent and/or registered office is: **Becker & Poliakoff, P.A., 625 North Flagler Drive, 7th Floor, West Palm Beach, FL 33401**

The street address of its registered office and the address of the business office of its registered agent, as changed, will be identical.

Such change was authorized by resolution duly adopted by its board of directors or by an officer so authorized by the board.

Maryann Bianchi 6/20/2016
 (signature of an officer, chairman or vice chairman of the Board) (Date)
MARYANN BIANCHI President - Sussex A, association
 (Printed or typed name and title)

Having been named as registered agent and to accept service of process for the above stated corporation, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligation of my position as registered agent.

[Signature] 6-29-16
 (Signature of Registered Agent) (Date)

If signing on behalf of an entity:
Becker & Poliakoff, PA Shareholder 6-29-16
 (Typed or Printed Name) (Capacity) (Date)

RECEIVED
FEB 02 2026