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# STATE OF FLORIDA

DEPARTMENT OF STATE



I, RICHARD (DICK) STONE, Secretary of State of the State of Florida, do hereby certify that the following is a true and correct copy of

**CERTIFICATE OF INCORPORATION**  
OF

ST. FRANCIS MANOR OF VERO BEACH, FLORIDA, INC.

a corporation not for profit organized and existing under the Laws of the State of Florida, filed on the 17th day of May, A.D., 19 73, as shown by the records of this office.

GIVEN under my hand and the Great Seal of the State of Florida, at Tallahassee, the Capital, this the 17th day of May, A.D., 19 73.

*Richard (Dick) Stone*

SECRETARY OF STATE



ARTICLES OF INCORPORATION  
OF

ST. FRANCIS MANOR OF VERO BEACH, FLORIDA, INC.

We, the undersigned, hereby associate ourselves together for the purpose of becoming incorporated under the laws of the State of Florida applicable to corporations not for profit, and respectfully petition the Secretary of State for approval of such incorporation under the following proposed Articles of Incorporation:

ARTICLE I

Name

The name of this corporation shall be ST. FRANCIS MANOR OF VERO BEACH, FLORIDA, INC.

ARTICLE II

Object and Purpose

The objects and purposes for which this corporation is organized are as follows:

- A. To acquire by purchase, lease, gift or otherwise, lands for the purpose of constructing thereon buildings, apartments and residences to be utilized as residential units to be leased and rented at the lowest possible cost to individuals or couples over sixty (60) years of age (with age exceptions for handicapped and/or disabled) in the following or similar circumstances:
- (1) Persons with limited incomes who cannot afford other rental projects;
  - (2) Couples or individuals who can no longer afford to maintain individual residences;
  - (3) Widows or widowers with no close relatives; and

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TALLAHASSEE, FLORIDA

(4) Handicapped persons or partially disabled persons who are not in need of nursing home care and facilities.

ARTICLE III

Qualifications of Members and  
Manner of Admission to Membership

Any person interested in the objects and purposes of this corporation may, subject to the approval of the Board of Directors, be admitted to membership therein.

ARTICLE IV

Term of Existence

This corporation shall have perpetual existence.

ARTICLE V

Names and Residences of Subscribers

The names and residences of those subscribing to these

Articles of Incorporation are as follows:

<u>NAME</u>	<u>RESIDENCE</u>
Frank L. Zorc	1225 20th Avenue Vero Beach, Florida 32960
Robert J. Geary	2326 Atlantic Boulevard Vero Beach, Florida 32960
William F. Bieschke	2220 47th Avenue Vero Beach, Florida 32960
Moses A. Panaccion	406 19th Place Vero Beach, Florida 32960
James T. Vocelle	2635 Carissa Drive Vero Beach, Florida 32960
J. B. Egan, Sr.	1045 21st Court Vero Beach, Florida 32960
Robert H. Rollins	706 10th Court Vero Beach, Florida 32960
Arthur Gormley	2020 Cordova Ave. Vero Beach, Florida 32960
Joseph Daniels	810 27th Avenue Vero Beach, Florida 32960

ARTICLE VI

Officers of Corporation and  
Manner of Election

The affairs of the corporation shall be conducted by a Board of Directors consisting of not less than nine (9) and not

more than fifteen (15) members and the officers of the corporation shall be a President, Vice President, Secretary and a Treasurer. Following each annual meeting of the membership of this corporation, the Board of Directors shall meet and elect the officers of this corporation to serve until the next annual meeting of the Board of Directors and until their successors are elected and qualified.

The names and addresses of the officers of this corporation who shall serve until the first election are as follows:

President ----- Frank L. Zorc  
1225 20th Ave., Vero Beach, Florida

Vice President ----- Robert J. Geary  
2326 Atlantic Blvd., Vero Beach, Fla.

Secretary ----- William F. Bieschke  
2220 47th Ave., Vero Beach, Florida

Treasurer ----- Moses A. Panaccion  
406 19th Place, Vero Beach, Florida

#### ARTICLE VII

#### Board of Directors

At the first annual meeting of the membership of this corporation nine (9) directors shall be elected, five (5) of whom shall serve for a term of two (2) years, and four (4) of whom shall serve for a term of one (1) year, and until their successors are elected and qualified.

The names and addresses of the persons who shall serve as the directors of this corporation until the first election thereof are as follows:

Frank L. Zorc 1225 20th Ave., Vero Beach, Florida  
Robert J. Geary 2326 Atlantic Boulevard, Vero Beach, Fla  
William F. Bieschke 2220 47th Avenue, Vero Beach, Florida  
~~Moses A. Panaccion~~ 406 19th Place, Vero Beach, Florida  
James T. Vocelle 2635 Carissa Drive, Vero Beach, Florida  
~~J. B. Ryan, Sr.~~ 1045 21st Court, Vero Beach, Florida  
Robert H. Rollins 706 10th Court, Vero Beach, Florida  
~~Arthur Germlay~~ 2020 Cordova Ave., Vero Beach, Florida  
Joseph Daniels 810 27th Ave., Vero Beach, Florida

The Board of Directors shall meet monthly on the first Tuesday of each month and a majority of the members thereof shall constitute a quorum for each meeting. The President of this corporation may call special meetings of the Board of Directors at any time provided at least five (5) days' notice of such meeting is given to each member of the Board either in person or by mail to his or her last known address.

ARTICLE VIII

Annual Meetings

The annual meetings of this corporation shall be held on the first Monday in April of each year. The annual meeting of the Board of Directors shall follow the annual meeting of the membership of this corporation.

The officers and Directors of this corporation as named herein shall serve in such capacities until the next annual meeting of the corporation and until their successors are elected and qualified.

ARTICLE IX

Vacancies

Should any vacancy exist on the Board of Directors or in any office of this corporation by reason of death, resignation or otherwise, such vacancy shall be filled by the Board of Directors, and the person or persons so appointed shall serve the unexpired term of the office so filled.

ARTICLE X

By-Laws

The By-Laws of this corporation are to be made, altered, or rescinded by the Board of Directors thereof.

ARTICLE XI

Amendments to Articles of Incorporation

Amendments to these Articles of Incorporation may be proposed and adopted by the Board of Directors.

WITNESS the hands and seals of the incorporators at Vero Beach, Indian River County, Florida, this 7th day of May, 1973.

*Frank L. Zorc*  
Frank L. Zorc

SEAL

*Robert J. Geary*  
Robert J. Geary

SEAL

*William F. Bieschke*  
William F. Bieschke

SEAL

*Moses A. Panaccion*  
Moses A. Panaccion

SEAL

*James T. Vocelle*  
James T. Vocelle

SEAL

*J. B. Egan, Sr.*  
J. B. Egan, Sr.

SEAL

*Robert H. Rollins*  
Robert H. Rollins

SEAL

*Arthur Gormley*  
Arthur Gormley

SEAL

*Joseph Daniels*  
Joseph Daniels

SEAL

STATE OF FLORIDA )  
COUNTY OF INDIAN RIVER ) ss

Personally appeared before me, the undersigned authority,

FRANK L. ZORC, ROBERT J. GEARY, WILLIAM F. BIESCHKE, MOSES A. PANACCION, JAMES T. VOCELLE, J. B. EGAN, SR., ROBERT H. ROLLINS, ARTHUR GORMLEY and JOSEPH DANIELS, to me well known to be the subscribers and incorporators described in the foregoing Articles of Incorporation and acknowledged before me that they executed the same for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and

affixed my official seal at Vero Beach, Florida, this 15<sup>th</sup>

day of May, 1973.



Notary Public, State of Florida at Large,  
My Commission Expires: 11/4/77