

EXHIBIT 1

**BARED AND ASSOCIATES, PA**

201 ALHAMBRA CIRCLE, SUITE 601  
CORAL GABLES, FL. 33134  
(305) 666-6010  
[PBARED@BAREDLAW.COM](mailto:PBARED@BAREDLAW.COM)

 **ORIGINAL**

March 11, 2019

Alachua County Procurement Division  
3<sup>rd</sup> Floor  
County Administration Bldg.  
12 SE 1<sup>st</sup> Street  
Gainesville, FL 32601-6983

RE: 19-913: Notice of Intent to Accept Application For Conveyance, Lease, Partnership, or Management of Camp McConnell

On behalf Friendship Circle, attached please find Letter of Interest / Applicant: Friendship Circle of North Broward and South Palm Beach, Inc. {"Friendship Circle"} A 501 C3 Not For Profit Corporation with Buyer Friendship Circle selecting Scenario#2 Purchase of Existing Property "AS IS" with long term business plan to promote public or community interest.

As to page 6, Notice of Intent to Accept Applications; Friendship Circle agrees and confirms compliance with 10.2.7, 10.2.8, 10.2.9, 10.2.10, 10.2.10.1, and 10.2. 10.2.

Also enclosed are the Certificate of Incorporation, IRS 501C3 ID number and Member Rabbi Zalman Fellig Proof of Funds.

Should you have any questions on the attached, please feel free to contact me.

Very truly yours,

  
PABLO R. BARED, ESQ.

PRB/amg

Enclosures

cc: Mr. Zalman Fellig

## LETTER OF INTEREST

To: Alachua County Board of County of Commissioners (Board) Procurement Division, Darryl R. Knight, and Procurement Supervisor.

**"19-913: Notice of Intent to Accept Applications for Conveyance, Lease, Partnership or Management of Camp McConnell"**

Buyer/Applicant Friendship Circle submits the below for Scenario #2 in Application Submission.

**Scenario #2:** Purchase of Existing Property "AS- IS, WHERE IS" with long term business plan to promote public or community interest.

Applicant/Buyer is Friendship Circle of North Broward and South Palm Beach, Inc. ("Friendship Circle") a Florida 501 (c) (3) not for Profit Corporation, Employer ID Number: 26-2025179.

The source of funding for the Purchase and Remodeling of Camp McConnell are coming from Rabbi Zalman Fellig, personal funds and attached is Proof of Funds letter from Northern Trust Bank.

In the event Friendship Circle is selected as Buyer, then Rabbi Zalman Fellig will deposit the below Purchase and Remodeling monies into Friendship Circle.

We are honored to come forth on behalf of Friendship Circle of North Broward and South Palm Beach Inc. A copy of the Articles of Incorporation and our status of 501 (c) (3) enclosed and we hereby make an offer to purchase the property known as Camp McConnell for **\$770,000.00**.

Our plan is to remodel and upgrade the entire property with earmark invest of **\$550,000.00-\$1,000,000.00**, into Camp McConnell. Enclosed you will find a letter from my bank indicating the availability of the funds.

We are planning to have a Camp in the summer, full retreats during the year and a Camp for Special needs Children which is quite needed in the State of Florida.

We are ready to accept the property "AS-IS, WHERE IS"

We also agree and confirm page 6, of "Notice of Intent to Accept Applications" 10.2.7, 10.2.10.1 and 10.2.10.2.

As to 10.2.6. Alachua County residents will receive a 20% discount in all Camp Fees.

We will submit the full insurance for the property etc..., at the appropriate time when our offer hopefully will be accepted.

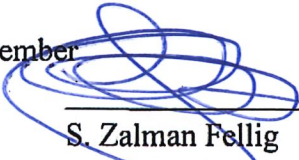
Friendship Circle of North Broward and South Palm Beach Inc.

By:



Yaakov Biston, President  
7170 Loxahchee Road  
Parkland, FL 33067

Member



ZALMAN FELLIG  
305-538-1117 T  
305-538-2973 F  
P4386@AOL.COM

S. Zalman Fellig  
4444 Pine Tree Drive  
Miami Beach, FL 33140  
305-812-7945  
E-mail: [ZalmanFellig@gmail.com](mailto:ZalmanFellig@gmail.com)



NORTHERN  
TRUST

 ORIGINAL

3/8/19

RE: Verification of Funds for S. Zalman Fellig

To Whom it May Concern:

This is to verify that S. Zalman Fellig, Director of Goldwater Realty, is a valued client of Northern Trust Company, and currently maintains available liquid funds with us of at least \$2,000,000.

Should you have any questions, please feel free to contact me at 305 789-1191 or by email at [gjw2@ntrs.com](mailto:gjw2@ntrs.com).

Sincerely,



Greg Werra  
Vice President, Private Banking  
Northern Trust Company



 ORIGINAL



**From:** Zalman Fellig zalmanfellig@gmail.com

**Subject:** Camp McConnell

**Date:** January 22, 2019 at 8:22 PM

**To:** Gina Peebles gpeebles@alachuacounty.us

**Cc:** mwheeler@alachuacounty.us, kcornell@alachuacounty.us, cschestnut@alachuacounty.us, rhutchinson@alachuacounty.us, Latoya T. Gainey lgainey@alachuacounty.us

Good evening Gina Peebles,

It was a pleasure speaking to you today and thank you for your time and information regarding the property known as Camp McConnell. As I mentioned to you on the phone, I have been pursuing this property since December, 2017 with Charlie Houser.

The report from David W. Moritz of the Environmental Protection Advisory Committee, dated October 23rd, 2018 indicates clearly, I quote “**For this reason, it might be difficult for the County to find an organization interested in purchasing the camp whose primary goal is to maintain the use of the land as a camp, which we feel would be the best use for Camp McConnell, if it is at all possible**”

As a parent of many children, and my eleventh child being a special needs beautiful boy Thank G-D, I know the amazing things that a summer camp experience can accomplish and we are willing and able to make the above “quote” a reality.

Having gone to overnight camp since I am seven, I can say I waited all year long for the next summer to arrive. A place where your son/daughter can develop new friendships and experience interpersonal relationships with their peers.

We had prayer time, sports, swimming and there was a place for everyone no matter what background one came from. In addition, having a few bunks of special needs children integrated, taught us to love and accept all kinds of people. In camp we are all equal and spend quality time there to grow into young adults through a fun summer safe environment. The feeling of what we learned in camp stayed with us forever.

Therefore, I feel we would make an excellent match for this property.

Rabbi Yosef Biston the Director, has been involved with running of camps since the 70's. We are a Non Profit Organization and work with the needy.

We are funded and able to make the purchase asap.

Please let us know what steps to take in order to execute the purchase of the property and restore and beautify the grounds and improvements. We are confident that Alachua County will be proud of the use and the surrounding precious environment.

Should you have any questions, please feel free reach out to me on my cell 305 812 7945.

Sincerely,

Rabbi Zalman Fellig



**ORIGINAL**

**FLORIDA DEPARTMENT OF STATE**  
Division of Corporations

February 19, 2008

AVROHORN N. ROTH  
1110 NE 170TH STREET  
NORTH MIAMI BEACH, FL 33162

The Articles of Incorporation for FRIENDSHIP CIRCLE OF NORTH BROWARD AND SOUTH PALM BEACH, INC. were filed on February 18, 2008 and assigned document number P08000017842. Please refer to this number whenever corresponding with this office regarding the above corporation. The certification you requested is enclosed.

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

A corporation annual report must be filed with this office between January 1 and May 1 of each year beginning with the calendar year following the year of the filing/effective date noted above and each year thereafter. Failure to file the annual report on time may result in administrative dissolution of your corporation.

A federal employer identification (FEI) number must be shown on the annual report form prior to its filing with this office. Contact the Internal Revenue Service to insure that you receive the FEI number in time to file the annual report. To obtain a FEI number, contact the IRS at 1-800-829-4933 and request form SS-4 or by going to their website at [www.irs.ustreas.gov](http://www.irs.ustreas.gov).

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.

Should you have any questions regarding corporations, please contact this office at (850) 245-6934.

Loria Poole, Regulatory Specialist II  
New Filing Section

Letter Number: 708A00010514



# State of Florida

 ORIGINAL

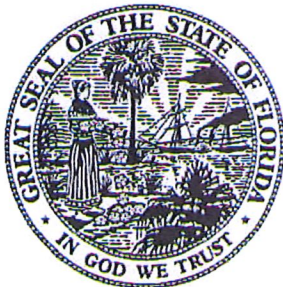


## Department of State

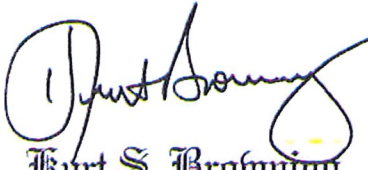
I certify the attached is a true and correct copy of the Articles of Incorporation of FRIENDSHIP CIRCLE OF NORTH BROWARD AND SOUTH PALM BEACH, INC., a Florida corporation, filed on February 18, 2008, as shown by the records of this office.

The document number of this corporation is P08000017842.

Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capitol, this the  
Nineteenth day of February, 2008



CR2EO22 (01-07)

  
Kurt S. Brotoning  
Secretary of State



**ARTICLES OF INCORPORATION**  
In Compliance with Chapter 617, F.S., (Not for Profit)

 **ORIGINAL**

**ARTICLE I NAME**

The name of the corporation shall be:

**Friendship Circle of North Broward and South Palm Beach, Inc.**

**ARTICLE II PRINCIPAL OFFICE**

The principal place of business and mailing address of this corporation shall be:

**7170 Loxahatchee Rd., Parkland, FL 33067**

**ARTICLE III PURPOSE**

The purpose for which the corporation is organized is:

**SEE ATTACHMENT**

**ARTICLE IV MANNER OF ELECTION**

The manner in which the directors are elected or appointed:

**As described in the by-laws.**

**ARTICLE V INITIAL DIRECTORS AND/OR OFFICERS**

List name(s), address(es) and specific title(s):

**Yaacov Biston, 7525 NW 61st Terrace # 1504, Parkland, FL 33067, Director**

**Zalman Duchman, 9455 Collins Ave #605, Surfside, FL 33154, Director**

**Yosef Y Raichik, 10655 El Clair Ranch Rd., Boynton Beach, FL 33437, Director**

**ARTICLE VI INITIAL REGISTERED AGENT AND STREET ADDRESS**

The **name and Florida street address** (P.O. Box NOT acceptable) of the registered agent is:

**Yaacov Biston, 7525 NW 61st Terrace # 1504, Parkland, FL 33067, Director**

**ARTICLE VII INCORPORATOR**

The **name and address** of the Incorporator is:

**Yaacov Biston, 7525 NW 61st Terrace # 1504, Parkland, FL 33067, Director**

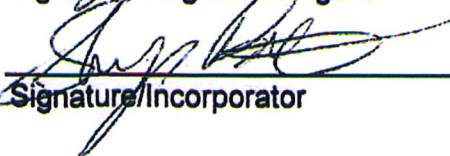
**FILED**  
2008 FEB 18 PM 1:48  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

\*\*\*\*\*

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.

  
\_\_\_\_\_  
Signature/Registered Agent

\_\_\_\_\_  
2/10/2008  
Date

  
\_\_\_\_\_  
Signature/Incorporator

\_\_\_\_\_  
2/10/2008  
Date



**Attachment to Articles of Incorporation of Friendship Circle of North Broward and South Palm Beach, Inc.**

**Article III – PURPOSE**

Said Organization is organized exclusively for charitable, religious, educational and scientific purposes, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code.

No part of the net earnings of the Corporation shall inure to the benefit of any member, trustee, director, officer of the corporation, or any private individual (except that reasonable compensation may be paid for services rendered to or for the corporation), and no member, trustee, officer of the corporation or any private individual shall be entitled to share in the distribution of any of the corporation assets on dissolution of the corporation.

No substantial part of the activities of the Corporation shall be the carrying on propaganda, or otherwise attempting to influence legislation (except as otherwise provided by IRC §501(h) ), and the corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of (or in opposition to) any candidate for public office.

In the event of dissolution, all of the remaining assets and property of the corporation shall, after necessary expenses thereof, be distributed to another organization exempt under IRC §501(c)(3), or corresponding provisions of any subsequent Federal tax laws, or to Federal government, or state or local government for a public purpose, subject to the approval of a Justice of the Supreme Court of the State of Florida.

 ORIGINAL

INTERNAL REVENUE SERVICE  
P. O. BOX 2508  
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: MAY 22 2014

FRIENDSHIP CIRCLE OF NORTH BROWARD  
AND SOUTH PALM BEACH INC  
C/O YAACOV BISTON  
7170 LOXAHACHEE ROAD  
PARKLAND, FL 33067

Employer Identification Number:

26-2025179

DLN:

17053073330043

Contact Person:

MS K WILMER

ID# 52405

Contact Telephone Number:

(877) 829-5500

Accounting Period Ending:

December 31

Public Charity Status:

170(b)(1)(A)(vi)

Form 990 Required:

Yes

Effective Date of Exemption:

May 15, 2011

Contribution Deductibility:

Yes

Addendum Applies:

Yes

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.

Letter 947

 ORIGINAL

-2-

FRIENDSHIP CIRCLE OF NORTH BROWARD

Sincerely,

*Tamara Riggs*

Director, Exempt Organizations

Enclosure: Publication 4221-PC

Letter 947



 ORIGINAL

*Friendship Circle of North Broward and South Palm Beach, Inc.*  
(Insert Name of Corporation)

**CORPORATE RESOLUTION GRANTING SIGNING AUTHORITY  
AND AUTHORITY TO CONDUCT BUSINESS**

The Board of Directors ("Directors") of *Friendship Circle of North Broward and South Palm Beach, Inc.*, a  
(insert name of company)  
*Florida*  
(insert state of incorporation) corporation (the "Corporation"), at a duly and properly  
 held meeting on the 11 day of March, 2019, did hereby consent to, adopt,  
 ratify, confirm and approve the following recitals and resolutions:

**WHEREAS**, the Corporation is a duly formed, validly existing corporation in good  
 standing under the laws of the State of Florida and is authorized to do  
 business in the State of Florida; and

**WHEREAS**, the Corporation desires to grant certain persons the authority to execute  
 and enter into contracts and conduct business on behalf of the Corporation.

**NOW, THEREFORE, BE IT RESOLVED**, that any of the following officers and employees of  
 the Corporation listed below are hereby authorized and empowered, acting along, to sign,  
 execute and deliver any and all contracts and documents on behalf of the Corporation, and to  
 do and take such other actions, including but not limited to the approval and execution of  
 contracts, purchase orders, amendments, change orders, invoices, and applications for  
 payment, as in his or her judgment may be necessary, appropriate or desirable, in connection  
 with or related to any bids, proposals, or contracts to, for or with to Alachua County, a charter



county and political subdivision of the State of Florida:


<u>NAME</u>	<u>TITLE</u>
<u>YAACOV BISTON</u>	<u>DIRECTOR</u>
<u>ZALMAN DUCHMAN</u>	<u>DIRECTOR</u>
<u>YOSEF Y. RALCHIK</u>	<u>DIRECTOR</u>
_____	_____

BE IT RESOLVED THAT, these resolutions shall continue in full force and effect, and may be relied upon by Alachua County, until express written notice of their rescission or modification has been received by the Purchasing Manager of Alachua County. Any revocation, modification or replacement of these resolutions must be accompanied by documentation satisfactory to the Purchasing Manager of Alachua County, establishing the authority for the changes.

IN WITNESS WHEREOF, I have executed my name as Secretary and have hereunto affixed the corporate seal of the above-named Corporation this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and do hereby certify that the foregoing is a true record of a resolution duly adopted at a meeting of the Board of Directors of the Corporation and that said meeting was held in accordance with state law and the Bylaws of the Corporation, and that the resolution is now in full force and effect without modification or rescission.

(Corporate Seal)

Secretary of the Corporation

By:   
YAACOV BISTON  
 (Print Secretary's Name)

### Supplier Information:

ORIGIN ID:MPBA (305) 812-7945  
ZALMAN FELLIG  
MIDLAND TRADING INC  
1874 WEST AVE  
MIAMI BEACH, FL 33139  
UNITED STATES US

SHIP DATE: 11MAR19  
ACTWTGT: 1.30 LB  
CAD: 6997845/SSF01922

BILL THIRD PARTY

TO DARRYL R KIGHT

**ALACHUA CTY PROCUREMENT DIV.**

**12 SE 1ST ST**

3RD FLOOR COUNTY ADM BLDG

**GAINESVILLE FL 32601**

(562) 374-5202

PO:  
YNU:  
(702)

DEPT:

**FedEx**  
Express

TUE - 12 MAR 11.00A

TBK#

**ALCANTARA**

**Q**uestions  
Answers  
**E**xercises  
**N**otes  
**R**eferences

11

DSR

32601

FL-US JAX

# YI GWA



# Reusab

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