



**State of Rhode Island  
Office of the Secretary of State**

**Fee: \$20.00**

Division Of Business Services  
148 W. River Street  
Providence RI 02904-2615  
(401) 222-3040

**Non-Profit Corporation  
Annual Report**

*Filing Period: February 1 - May 1*

*In accordance with R.I.G.L. 7-6-94, each corporation failing or refusing to file its annual report within the time prescribed by law (R.I.G.L. 7-6-91) is subject to a penalty fee of \$25.00.*

**ANNUAL REPORT YEAR - ENTER THE CURRENT YEAR 2024:** 2024

**1. Corporate ID No.** 000799179

**2. Name of Corporation** Broadway and Dean Condominium Association

**3. State of Incorporation**

State: RI

**NAICS CODE**

Using the dropdown labeled NAICS Code below, select the classification title that describes the primary type of activity in which your entity engages. The box to the right of the dropdown will populate a NAICS Code based on the chosen selection. If the NAICS Code is known, enter it into the box on the right. For further assistance with selecting a classification [click here](#).

NAICS Code

813319

**4. Principal Office Address**

No. and Street: 156 BROADWAY

UNIT 2

City or Town: PROVIDENCE

State: RI

Zip: 02903

Country: USA

**5. Brief Description of the Character of the Affairs Conducted in Rhode Island**

CONDOMINIUM HOMEOWNERS ASSOCIATION

**6. Names and Addresses of the Officers and Directors:**

**All Directors and Officers must be listed individually. The number of DIRECTORS of a Rhode Island Corporation shall not be less than 3.**

| Title | Individual Name | Address |
|-------|-----------------|---------|
|-------|-----------------|---------|

|                | First, Middle, Last, Suffix | Address, City or Town, State, Zip Code, Country        |
|----------------|-----------------------------|--|
| PRESIDENT      | CHELSEA JOHNSON JOHNSON     | 156 BROADWAY UNIT2<br>PROVIDENCE, RI 02903 USA         |
| TREASURER      | ELIZABETH VIVIAN TORTOLANI  | 156 BROADWAY UNIT1<br>PROVIDENCE, RI 02903 USA         |
| SECRETARY      | KEVIN MEEHAN MEEHAN         | 156 BROADWAY, UNIT 1<br>PROVIDENCE, RI 02903 USA       |
| VICE PRESIDENT | NATALIE ALLENE ZERVAS       | 156 BROADWAY #4<br>PROVIDENCE, RI 02903 USA            |
| DIRECTOR       | KEVIN MEEHAN                | 21 LINCOLN MEADOWS DRIVE<br>RHODE ISLAND, RI 02865 USA |
| DIRECTOR       | CHELSEA JOHNSON             | 156 BROADWAY<br>PROVIDENCE, RI 02903 USA               |
| DIRECTOR       | ELIZABETH TORTOLANI         | 156 BROADWAY<br>PROVIDENCE, RI 02903 USA               |

**7. REGISTERED AGENT IN RHODE ISLAND - DO NOT ALTER**  
**Changes Require Filing of Form 641 - R.I.G.L. 7-6-13 / 7-6-78**

WILLIAM R. D'AMICO, II 1135 CHARLES STREET NORTH PROVIDENCE , RI 02904

**8. This report must be signed by either the President, Vice President, Secretary, Assistant Secretary, Treasurer, duly Authorized Representative, Receiver, or Trustee.**

**Signed this 21 Day of April, 2024 at 1:35:47 PM by the authorized person.** *This electronic signature of the individual or individuals signing this instrument constitutes the affirmation or acknowledgement of the signatory, under penalties of perjury, that this instrument is that individual's act and deed or the act and deed of the company, and that the facts stated herein are true, as of the date of the electronic filing, in compliance with R.I. Gen. Laws § 7-6.*

By ELIABETH TORTOLANI  
Signature of Authorized Person

Form No. 631  
Revised 09/07

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