

# L23000426280

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(Requestor's Name)

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(Address)

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(City/State/Zip/Phone #)

PICK-UP     WAIT     MAIL

\_\_\_\_\_  
(Business Entity Name)

\_\_\_\_\_  
(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

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2023 AUG 15 PM 2:34  
SECRETARY OF STATE  
TALLAHASSEE, FL

**COVER LETTER**

**TO: New Filing Section  
Division of Corporations**

**SUBJECT:** Terracom Home Builders, LLC  
Name of Limited Liability Company

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Stephen Tsolkas

Name of Person

Firm/Company

4553 Grand Blvd 203

Address

New Port Richey, Fl 35652

City/State and Zip Code

stevet.emscontracting@gmail.com

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Stephen Tsolkas                      727                      2515125  
at (                      )  
Name of Person                      Area Code                      Daytime Telephone Number

Enclosed is a check for the following amount:

- \$125.00 Filing Fee
- \$130.00 Filing Fee & Certificate of Status
- \$155.00 Filing Fee & Certified Copy (additional copy is enclosed)
- \$160.00 Filing Fee, Certificate of Status & Certified Copy (additional copy is enclosed)

**Mailing Address**  
New Filing Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

**Street Address**  
New Filing Section Division  
The Centre of Tallahassee  
2415 N. Monroe Street, Suite 810  
Tallahassee, FL 32303

ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I - Name:

The name of the Limited Liability Company is:

Terracom Home Builders, LLC

(Must contain the words "Limited Liability Company, "L.L.C.," or "LLC.")

ARTICLE II - Address:

The mailing address and street address of the principal office of the Limited Liability Company is:

Principal Office Address:

Mailing Address:

4553 Grand Blvd Suite 203

Same

New Port Richey, FL 34652

ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:

(The Limited Liability Company cannot serve as its own Registered Agent. You must designate an individual or another business entity with an active Florida registration.)

The name and the Florida street address of the registered agent are:

Stephen Tsolkas

Name

4553 Grand Blvd Suite 203

Florida street address (P.O. Box **NOT** acceptable)

New Port Richey, FL 346

City

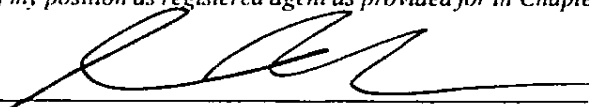
State

Zip

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TALLAHASSEE, FL

FILED

*Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, 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 relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, F.S..*



Registered Agent's Signature (REQUIRED)

(CONTINUED)

**ARTICLE IV-**

The name and address of each person authorized to manage and control the Limited Liability Company:

**Title:**

**Name and Address:**

"AMBR" = Authorized Member

"MGR" = Manager

MGR \_\_\_\_\_

SET Professional Svcs Inc  
1810 Nebraska Ave  
Palm Harbor, FL 34652

MGR \_\_\_\_\_

Terracom Development, Inc  
18606 Avenue Canri  
Lutz, FL 33558

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(Use attachment if necessary)

ARTICLE V: Effective date, if other than the date of filing: 8/15/2023 (OPTIONAL)

(If an effective date is listed, the date must be specific and cannot be more than five business days prior to or 90 days after the date of filing.)

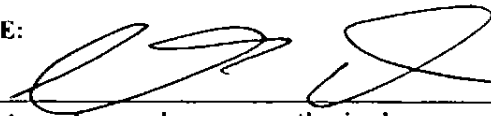
**Note:** If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

ARTICLE VI: Other provisions, if any.

See operating agreement for additional provisions

Robert Sabow can act as registered agent

**REQUIRED SIGNATURE:**



Signature of a member or an authorized representative of a member.

This document is executed in accordance with section 605.0203 (1) (b), Florida Statutes. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

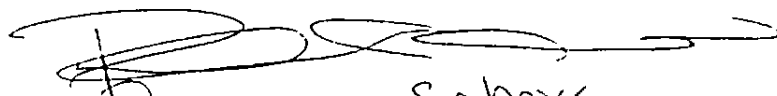
Stephen Tsolkes  
Typed or printed name of signee

**Filing Fees:**

\$125.00 Filing Fee for Articles of Organization and Designation of Registered Agent

\$ 30.00 Certified Copy (Optional)

\$ 5.00 Certificate of Status (Optional)

  
ROBERT J SABOW

OPERATING AGREEMENT FOR TERRACOM HOME BUILDERS, LLC

THIS AGREEMENT WILL SERVE BOTH AS A LEGALLY BINDING AGREEMENT AND A CORPORATE OPERATING AGREEMENT FOR TERRACOM HOME BUILDERS, LLC

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TALLAHASSEE, FL

BETWEEN:

Stephen Tsolkas co/ SET Professional Serv Inc  
and  
Robert Sabow co/ Terracom Development, Inc

OFFICES

Section 1.

The registered office of the corporation shall be at: Office physical address- 4553 Grand Blvd st 203 NPR, F1 34652

The registered agent in charge thereof shall be any member

STOCKHOLDERS' MEETINGS

Section 2.

Special Meetings: Special meetings of the stockholders may be called at any time by any stockholder:

Section 4. Quorum:

Definition: Minimum number of people who must be present (physically or by proxy) at shareholder or special meeting, in order for a decision to be binding.

All Registered Officers must be present to constitute a Quorum.

Henceforth, no decision shall be binding and no change shall be implemented unless all of the company's Registered Officers are represented at said meeting. A unanimous decision must be reached when it involves corporate structure.

Section 5 - Deadlock

NA

Section 6- Proxies:

NA

Date 8/15/23

Initials ST  RS 

Section 7- Notice of Meetings:

NA

Section 8- Consent in Lieu of Meetings:

N/A

Section 9- List of Stockholders:

No additional shareholders will be added without the Quorum's acceptance

Section 10 - Shareholder's Rights -

As it stands now.

Stephen Tsoikas co/ SET Prof. Serv Inc has 50% ownership

Robert Sabow co/ Terracon Development has 50% ownership

Henceforth, each owner shall maintain his or her current status as a managing member. If an owner wishes to buyout another owner, or the company is sold, this issue will be voted upon in a special meeting.

If an owner is bought out, any liabilities that the owner may have incurred due to the corporation, cash investment and/or time investment, shall be repaid in full and fair market value shall be given to the assets. Fair market value is equivalent to the current and future potential value of the property valuations.

All owners maintain the right of first refusal if one owner chooses to sell.

In the event an owner dies or otherwise becomes incapacitated, the owners percentage go to the next of kin listed below:

Robert Sabow to Marianne Sabow

Stephen Tsoikas to Chisoula Tsoikas (Mother)/ Iliana Tsoikas when she turns 18

The remaining owner can buyout next of kin ownership interest at fair market value.

Managing members:

Section 1.

The business and affairs of this corporation shall be managed by its members.

Section 2. Removal:

Date 8/15/23

Initials ST  RS 

An member may not be removed

**Section 3. Profit and financing:**

Both parties will split profit equally after all construction and financing costs are met per project. A project management fees will be instated per project to be paid to member instated as so, \$20,000 per house is the current fee paid to this member. All interest and any other financing costs to secure funding associated with the purchase / acquisition of property, all construction costs, paid by either party and operating costs will be considered a direct job cost and will be reimbursed to the instated financier, currently SET Prof Services, before any profit is paid. The financier and contractor of record have the right to put a temporary lien equivalent to costs associated with construction and financing on the associated properties for costs of each project, on each property. Moving forward, properties not currently acquired may be purchased under Terracom Home Builders LLC, if both parties agree, but this does not change the agreement listed above.

Profits to each party are their own and can be utilized as each member sees fit.

Current projects underway:

- 7247 Apache Trl
- 7230 Apache Trl
- 7209 Apache Trl

Any future projects will follow these same terms listed as above

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**Section 4. Managing member:** - (Stephen Tsolkas and Robert Sabow)

No other members will be added unless both parties agree

Currently SET Prof Services will act as the financier and Terracom Development will act as the contractor of record

**CORPORATE RECORDS**

Section 1. All officers will have access to all records.

**ARTICLE VI – MISCELLANEOUS PROVISIONS**

**Section 1. Checks:**

All checks or demands for money and notes of the corporation shall be signed by any member of the Corporation. All banking will be done using approved banks and all members will be on the account. All banking and accounting will be transparent.

**Section 2. Fiscal Year:**

Date 8/15/23

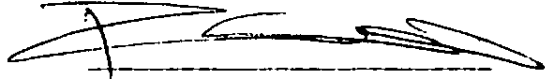
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The fiscal year shall begin on the first day of January.

ARTICLE VIII – AMENDMENTS

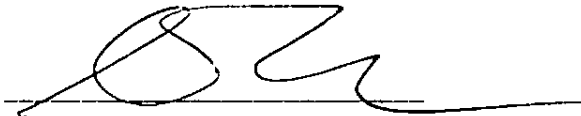
Section 1.

This operating agreement may be amended with all members in agreeance



Robert Sabow

Date 8/15/23



Stephen Tsolkas

Date 8/15/23

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