

**2021 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT**

DOCUMENT# 724669

**FILED**  
**Feb 26, 2021**  
**Secretary of State**  
**2158772789CC**

**Entity Name:** THE TOWNHOUSES OF EMERALD HILLS, INC.

**Current Principal Place of Business:**

1201 ST. ANDREWS RD.  
HOLLYWOOD, FL 33021

**Current Mailing Address:**

VESTA PROPERTY SERVICES  
2500 HOLLYWOOD BLVD. SUITE 310  
HOLLYWOOD, FL 33020 US

**FEI Number:** 59-1493840

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

VESTA PROPERTY SERVICES, LLC  
2500 HOLLYWOOD BLVD. SUITE 310  
HOLLYWOOD, FL 33020 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:** JILL KOCH

02/26/2021

Electronic Signature of Registered Agent

Date

**Officer/Director Detail :**

Title VP, DIRECTOR  
Name KUPPERMAN, ONA  
Address 1201 ST. ANDREWS RD.  
City-State-Zip: HOLLYWOOD FL 33021

Title PRESIDENT, DIRECTOR  
Name KAVANAGH, IAN  
Address 1201 ST. ANDREWS RD.  
City-State-Zip: HOLLYWOOD FL 33021

Title TREASURER, DIRECTOR  
Name BEAN, FAYE  
Address 1201 ST. ANDREWS RD.  
City-State-Zip: HOLLYWOOD FL 33021

Title DIRECTOR  
Name HALPERN, BURT  
Address 1201 ST. ANDREWS ROAD  
City-State-Zip: HOLLYWOOD FL 33021

Title DIRECTOR  
Name SCHWARTZ, JASON  
Address 1201 ST. ANDREWS ROAD  
City-State-Zip: HOLLYWOOD FL 33021

Title DIRECTOR  
Name ISSENBERG, ALAN  
Address 1201 ST. ANDREWS ROAD  
City-State-Zip: HOLLYWOOD FL 33021

Title SECRETARY  
Name POLYAK, VILEN  
Address 1201 ST. ANDREWS ROAD  
City-State-Zip: HOLLYWOOD FL 33021

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

**SIGNATURE:** IAN KAVANAGH

PRES

02/26/2021

Electronic Signature of Signing Officer/Director Detail

Date