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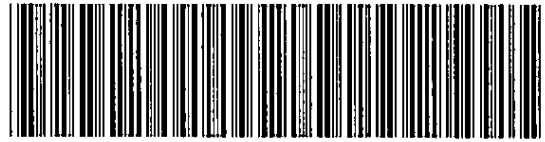
(Business Entity Name)

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COVER LETTER

TO: Registration Section
Division of Corporations

SUBJECT: MINK MARINA COVE, LLC
Name of Limited Liability Company

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

Please return all correspondence concerning this matter to the following:

Donna Damonte

Name of Person

Jonathan James Damonte, Chartered

Firm/Company

12110 Seminole Blvd.

Address

Largo, FL 33778

City/State and Zip Code

lori@canaltownservices.com

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

For further information concerning this matter, please call:

Donna Damonte

Name of Person

at (727) 586-2889

Area Code

Daytime Telephone Number

Enclosed is a check for the following amount:



~~\$25.00 Filing Fee~~

☐ \$30.00 Filing Fee &
Certificate of Status

☒ \$55.00 Filing Fee &
Certified Copy
(additional copy is enclosed)

☐ \$60.00 Filing Fee,
Certificate of Status &
Certified Copy
(additional copy is enclosed)

MAILING ADDRESS:
Registration Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

STREET/COURIER ADDRESS:
Registration Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

**LAW OFFICE OF
JONATHAN JAMES DAMONTE, CHARTERED
ATTORNEYS AT LAW**

JONATHAN JAMES DAMONTE, B.C.S.
BOARD CERTIFIED CONDOMINIUM &
PLANNED UNIT DEVELOPMENT LAW

JEFFREY JAMES DAMONTE, ESQ. (FL & PA)
ERICA LYNN PETERSON, ESQ.

12110 SEMINOLE BOULEVARD
LARGO, FLORIDA 33778
TELEPHONE (727) 586-2889
FACSIMILE (727) 581-0922
www.damontelaw.com

REAL ESTATE
MOBILE HOME PARKS
CONDOMINIUMS • COOPS
COMMUNITY ASSOCIATIONS
CORPORATIONS & BUSINESS LAW

May 13, 2019

Via Fed Ex: 7751 9919 3290

Registration Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

RE: Mink Marina Cove, LLC
Second Amended and Restated Articles of Organization

To Whom It May Concern:

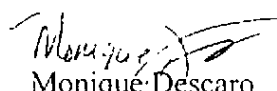
Please find enclosed the following:

1	Check made payable to the Florida Department of State in the amount of \$55.00 (filing fee).
2	Original and one copy of the Second Amended and Restated Articles of Organization.
3	Original Certificate of Designation of Registered Agent and Registered Office.
4	Return Fed Ex envelope addressed to our office

Please file the original Second Amended and Restated Articles of Organization and return a certified copy of the Second Amended and Restated Articles of Organization to our office in the Fed Ex envelope enclosed.

Should you have any questions, please contact our office.

Sincerely,


Monique Descaro
Paralegal
/md

Enclosures as stated above.

SECOND AMENDED AND RESTATED ARTICLES OF ORGANIZATION

OF

MINK MARINA COVE, LLC

The undersigned, being all of the Members and Managers of Mink Marina Cove, LLC (the "Company"), pursuant to §608.411, *Fla. Stat.*, have duly executed and hereby file the following Second Amended and Restated Articles of Organization of Mink Marina Cove, LLC, formed on July 23, 2001, amending and restating the Articles of Organization of the Company as follows:

ARTICLE I - NAME AND PRINCIPAL PLACE OF BUSINESS

The name of the Company is **Mink Marina Cove, LLC**, its principal office in the State of Florida is **2898 S. Dockside Dr., Avon Park, Florida 33825**, and its mailing address is **Mink Marina Cove, LLC c/o Canaltown Services, LLC, 1130 Crosspointe Ln., Ste. 7, Webster, NY 14580**, but it shall have the power and authority to establish branch offices at any other place or places as the members may designate.

ARTICLE II - DURATION

The Company's existence shall be perpetual unless the Company is earlier dissolved as provided in these Second Amended and Restated Articles of Organization.

ARTICLE III - REGISTERED OFFICE AND AGENT

The name and street address of the registered agent of the Company in the State of Florida is:

Jonathan James Damonte, Chartered
12110 Seminole Blvd.
Largo, FL 33778

ARTICLE IV - PURPOSES AND POWERS

1. The purpose for which the Company is organized, is limited solely to:

A. Own, hold, finance, lease, mortgage, sell, transfer and convey, exchange, operate and manage that certain property commonly known as "**Marina Cove Mobile Home Park**", located in the City of Avon Park, Highlands County, Florida;

B. Transact any and all lawful business for which a limited liability company may be organized under Florida law that is incident, necessary and appropriate to accomplish the foregoing.

2. The Company's ability to enter into transactions with affiliates is limited only to transactions on an arm's length basis and on commercially reasonable terms.

3. The Company:

A. Shall maintain books and records separate from any other person or entity;

B. Shall maintain its bank accounts separate from any other person or entity;

C. Shall not commingle its assets with those of any other person or entity and hold all of its assets in its own name;

D. Shall conduct its own business in its own name;

E. Shall maintain separate financial statements, showing its assets and liabilities separate and apart from those of any other person or entity;

F. Shall pay its own liabilities and expenses only out of its own funds;

G. Shall observe all limited liability company and other organizational formalities;

H. Shall maintain an arm's length relationship with its affiliates and enter into transactions with affiliates only on a commercially reasonable basis;

I. Shall pay the salaries of its own employees from its own funds;

J. Shall maintain a sufficient number of employees in light of its contemplated business operations;

K. Shall not guarantee or become obligated for the debts of any other entity or person;

L. Shall not hold out its credit as being available to satisfy the obligations of any other person or entity;

M. Shall not acquire the obligations or securities of its affiliates or owners, including partners, members or shareholders;

N. Shall not make loans to any other person or entity or to buy or hold evidence of indebtedness issued by any other person or entity (other than cash and investment-grade securities);

O. Shall allocate fairly and reasonably any overhead expenses that are shared with an affiliate, including paying for office space and services performed by any employee of an affiliate;

P. Shall use separate stationery, invoices, and checks bearing its own name;

Q. Shall not pledge its assets for the benefit of any other person or entity;

R. Shall hold itself out as a separate identity;

S. Shall correct any known misunderstanding regarding its separate identity;

T. Shall not identify itself as a division of any other person or entity; and

U. Shall maintain adequate capital in light of its contemplated business operations.

ARTICLE V - MANAGEMENT

1. The Company shall be managed by one or more appointed managers, in accordance with these Second Amended and Restated Articles of Organization and the Operating Agreement adopted by the manager or managers and the members for the management of the business and affairs of the Company.

2. The Operating Agreement may contain provisions for the regulation and management of the affairs of the Company not inconsistent with law or these Amended and Restated Articles of Organization. The name and address of the manager of the Company is:

Arlene H. Mink
3890 Nobel Dr., Apt. 1202
San Diego, CA 92122

ARTICLE VII - CAPITAL CONTRIBUTIONS


Each member shall make capital contributions and additional capital contributions to the Company only on the unanimous consent of the managers.

ARTICLE VIII - ADMISSION OF NEW MEMBERS

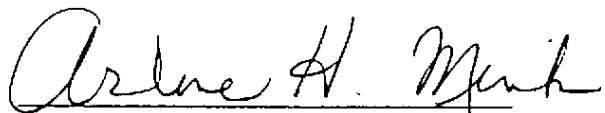
No additional members shall be admitted to the Company except with the unanimous written consent of the Manager and all the members of the Company and on such terms and conditions as shall be determined by the Manager and all the members, which are not in conflict with these Second Amended and Restated Articles of Organization and the Operating Agreement of the Company. A member may transfer his or her interest in the Company as set forth in the Operating Agreement of the Company, but the transferee shall have no right to participate in the management of the business and affairs of the Company or become a member unless the Manager and all the other members of the Company other than the member proposing to dispose of his or her interest approve of the proposed transfer by unanimous written consent.

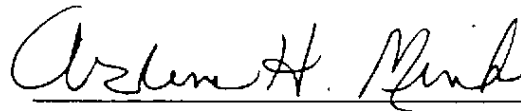
IN WITNESS WHEREOF, the undersigned have executed these amended and restated articles of organization this 10 day of May, 2019.

Manager:


Arlene H. Mink, Manager

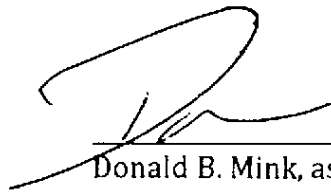
Members:


Arlene H. Mink, as Trustee of the Milton
Mink Living Trust dated November 6, 1996

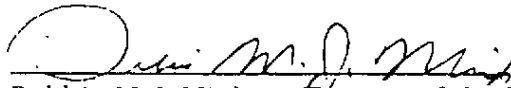

Arlene H. Mink, as Trustee of the Arlene H.
Mink Living Trust dated November 6, 1996

In accordance with '608.408(3), Fla. Stat., the execution of this affidavit constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

Members:



Donald B. Mink, as Trustee of the Mink
Family Trust dated September 19, 1983



Debbie M. J. Mink, as Trustee of the Mink Family
Trust dated September 19, 1983

In accordance with §608.408(3), Fla. Stat., the execution of this affidavit constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

Members:

Wayne Scott Cole

Wayne Scott Cole, as Trustee of the Cole Family Trust dated May 8, 1992

Linda M. Cole

Linda M. Cole, as Trustee of the Cole Family Trust dated May 8, 1992

Linda M. Cole

Linda M. Cole, as Trustee of the Linda Cole Trust dated May 8, 1992

In accordance with §608.408(3), Fla. Stat., the execution of this affidavit constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

**CERTIFICATE OF DESIGNATION OF REGISTERED AGENT
AND REGISTERED OFFICE**

Pursuant to the provisions of §608.415 or §608.507, Fla. Stat., the undersigned limited liability company submits the following statement to designate a registered office and registered agent in the State of Florida.

1. The name of the limited liability company is: Mink Marina Cove, LLC
2. The name and the Florida address of the registered agent are:

Jonathan James Damonte, Esq., B.C.S.
Jonathan James Damonte, Chartered
12110 Seminole Blvd.
Largo, FL 33778

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.

Jonathan James Damonte, Chartered
Registered Agent

By: 
Jonathan James Damonte, President