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(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

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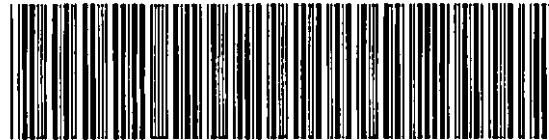
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

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COVER LETTER

TO: Registration Section
Division of Corporations

SUBJECT: St. Augustine Development Company, 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:

Camille Gulisano - Palaez
Name of Person

Summit Realty Leasing and Management Company
Firm/Company

1701 N. Federal Highway STE 4
Address

Boca Raton, FL 33432
City/State and Zip Code

cgulisano@summitrealtyfl.com
E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Laurie Curren at (561) 395-1212 Ext 102
Name of Person Area Code Daytime Telephone Number

enclosed is a check for the following amount:

- | | | | |
|--|--|--|--|
| <input checked="" type="checkbox"/> \$25.00 Filing Fee | <input type="checkbox"/> \$30.00 Filing Fee & Certificate of Status | <input type="checkbox"/> \$55.00 Filing Fee & Certified Copy (additional copy is enclosed) | <input type="checkbox"/> \$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 Address:

Registration Section
Division of Corporations
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

ARTICLES OF AMENDMENT
TO
ARTICLES OF ORGANIZATION
OF

St. Augustine Development Company, LLC

(Name of the Limited Liability Company as it now appears on our records.)
(A Florida Limited Liability Company)

The Articles of Organization for this Limited Liability Company were filed on June 30, 2020 and assigned
Florida document number LC2000005232.

This amendment is submitted to amend the following:

A. If amending name, enter the new name of the limited liability company here:

N/A

The new name must be distinguishable and contain the words "Limited Liability Company," the designation "LLC" or the abbreviation "L.L.C."

Enter new principal offices address, if applicable:

N/A

(Principal office address MUST BE A STREET ADDRESS)

Enter new mailing address, if applicable:

N/A

(Mailing address MAY BE A POST OFFICE BOX)

B. If amending the registered agent and/or registered office address on our records, enter the name of the new registered agent and/or the new registered office address here:

Name of New Registered Agent:

N/A

New Registered Office Address:

Enter Florida street address

City

Florida

Zip Code

New Registered Agent's Signature, if changing Registered Agent:

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 relative 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. Or, if this document is being filed to merely reflect a change in the registered office address, I hereby confirm that the limited liability company has been notified in writing of this change.

If Changing Registered Agent, Signature of New Registered Agent

MGR = Manager
AMBR = Authorized Member

AMBR = Authorized Member

[illegible]

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(If an effective date is listed, the date must be specific and cannot be prior to date of filing or more than 90 days after filing.) Pursuant to 605.0207 (3)(b)

If the record specifies a delayed effective date, but not an effective time, at 12:01 a.m. on the earlier of: (b) The 90th day after the record is filed.

Signature of a member or authorized representative of a member

Carmille Gulisano-Pelaez
Typed or printed name of signee

**FIRST AMENDMENT TO OPERATING AGREEMENT FOR ST. AUGUSTINE
DEVELOPMENT COMPANY, LLC**

This First Amendment To Operating Agreement For St. Augustine Development Company, LLC. (the "Amendment") is made and executed this 30 day of May, 2020 and hereby amends that certain Operating Agreement For St. Augustine Development Company, LLC, a Florida limited liability company (the "Company"), dated February 27, 2002 (the "Operating Agreement").

NOW THEREFORE, the Operating Agreement is hereby amended as follows:


1. In accordance with Section 11.2 of the Operating Agreement requiring approval of at least 75% of the interests of Members, this Amendment is approved and executed by all of the Members of the Company.
2. Frank J. Gulisano and Camille Gulisano-Pelaez are hereby unanimously elected to serve as Co-Managers. The Co-Managers shall jointly and equally share management and decision-making authority in their capacity as Co-Managers. Notwithstanding the foregoing, each Co-Manager, acting alone, may bind the Company in all matters as if there were only one Manager, subject to the limitations on the authority of the Manager as set forth in the Operating Agreement.
3. The Co-Managers shall be entitled to compensation for their services to the Company in the amount of not less than two percent (2%) of net rents collected (to be shared between the Co-Managers), which compensation shall be set and may be modified by a majority vote of the Members.
4. In the event of any conflict between the Operating Agreement and this Amendment, the terms of this Amendment shall prevail. All other terms and conditions of the Operating Agreement shall remain in full force and effect unless expressly modified herein. This Amendment may be executed via facsimile and in counterparts.

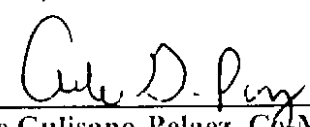
This First Amendment to Operating Agreement For St. Augustine Development Company, LLC has been executed as of the day and year set forth above.

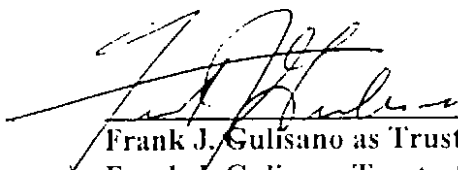
SIGNATURES ON FOLLOWING PAGE.

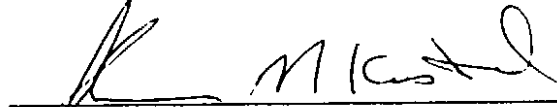
FIRST AMENDMENT TO OPERATING AGREEMENT FOR ST. AUGUSTINE
DEVELOPMENT COMPANY, LLC

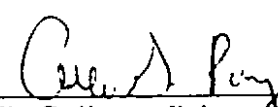
St. Augustine Development Company, LLC,
a Florida limited liability company

By: 
Frank J. Gulisano, Co-Manager

By: 
Camille Gulisano-Pelaez, Co-Manager


Frank J. Gulisano as Trustee of the
Frank J. Gulisano Trust u/t/a dated
August 1, 2001, Member


Glenn M. Kustal as Trustee of the C.A.L.M.
Trust u/t/a dated April 27, 1994, Member


Camille Gulisano-Pelaez as Trustee of the
C.D.G. Trust u/t/a dated April 27, 1994, Member