

07/30/2018

17:21 Ulrich, Scarlett, et al.

(FAX) 1953-2485

P.002/004

L18000184059

Florida Department of State
Division of Corporations
Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

(((H18000219013 3)))



H180002190133ABCZ

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:

Division of Corporations
Fax Number : (850)617-6381

From:

Account Name : ULRICH, SCARLETT, WICKMAN & DEAN, P.A.
Account Number : I19980000022
Phone : (941)955-5100
Fax Number : (941)953-2485

****Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.****

Email Address: _____

REGISTRATION
COMMERCIAL
INFORMATION SERVICES
2018 JUL 31 AM 11:01

**FLORIDA LIMITED LIABILITY CO.
SUNCOAST PROPERTY VENTURE LLC**

Certificate of Status	0
Certified Copy	0
Page Count	02
Estimated Charge	\$125.00

FILED
18 JUL 31 AM 9:49
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Electronic Filing Menu

Corporate Filing Menu

Help

D O'KEEFE

AUG 01 2018

Fax Audit No.: H18000219013 3

**ARTICLES OF ORGANIZATION FOR
SUNCOAST PROPERTY VENTURE LLC
A FLORIDA LIMITED LIABILITY COMPANY**

ARTICLE I - NAME

The name of the limited liability company is: **SUNCOAST PROPERTY VENTURE LLC**

ARTICLE II - ADDRESS

The mailing address and street address of the principal office of the limited liability company is: **412 OLD MAIN STREET, BRADENTON, FL 34206**

ARTICLE III - REGISTERED AGENT

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

Ulrich, Scarlett, Wickman & Dean, P.A.
713 S. Orange Ave., Suite 201
Sarasota, FL 34236

ARTICLE IV - PURPOSE

The purpose of this limited liability company is to engage in any and all business not prohibited by the laws of the State of Florida.

This limited liability company shall have all powers given limited liability companies under the Laws of the State of Florida.

ARTICLE V - DURATION

The term of duration for the limited liability company shall be perpetual.

Prepared by:
John E. Wickman, Esquire
Ulrich, Scarlett, Wickman & Dean, P.A.
713 S. Orange Ave., Suite 201
Sarasota, FL 34236
(941) 955-5100
Fla. Bar No. 0046884

FILED
18 JUL 31 AM 9:49
SECRETARY OF STATE
TALLAHASSEE, FLORIDA



Fax Audit No.: H18000219013 3

ARTICLE VI - MANAGEMENT

The limited liability company is managed by one manager or more managers and is, therefore, a manager-managed company. The names and addresses of the initial managers are:

BARRY GROOMS - 412 OLD MAIN STREET, BRADENTON, FL 34205
JOSEPH J. BENNETT, III - 8210 TIMBER LAKE LN., SARASOTA, FL 34243

ARTICLE VII - ADMISSION OF ADDITIONAL MEMBERS

No additional members shall be admitted to the company except upon the written consent of not less than seventy-five percent (75%) majority in interest of all the voting-members of the company. A member may transfer his/her/its 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 managers and a majority in interest of the voting members of the company (exclusive of the member proposing to dispose of his/her/its interest) approve of the proposed transfer in writing.

ARTICLE VIII - MEMBER'S RIGHTS TO CONTINUE BUSINESS

The remaining members of the limited liability company may continue the business on the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member, or the occurrence of any other event which terminates the continued membership of a member in the limited liability company.

ARTICLE IX - EFFECTIVE DATE

Pursuant to the provisions of Chapter 605, Florida Statutes, this limited liability company shall begin in existence upon the filing of these Articles of Organization.



John E. Wickman, Authorized Representative of a Member

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, the undersigned hereby accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relative to the proper and complete performance of its duties, and is familiar with and accepts the obligations of its position as registered agent.

Ulrich, Scarlett, Wickman & Dean, P.A.,
a Florida professional service corporation

By 

John E. Wickman, Vice President

TALLAHASSEE, FLORIDA
SECRETARY OF STATE

18 JUL 31 AM 9:49

FILED

Fax Audit No.: H18000219013 3