

L21000060839

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CONNER • BOSCH LAW, P.A.
ATTORNEYS

4488 North Oceanshore Boulevard
Palm Coast, Florida 32137
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William J. Bosch
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January 13, 2021

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

Re: Articles of Organization filing

Dear Sir/Madam:

Please find enclosed an original and duplicate copy of Articles of Organization for the following company for processing:

- FLAGLER ESTATES DEVELOPMENT COMPANY, LLC

Further enclosed is a check in the sum of \$125.00 payable to the "Florida Department of State" in payment of the filing fee.

Your prompt attention to this matter would be appreciated.

Sincerely,

Timothy J. Conner
Attorney

TJC:rg
Enclosures

21 JAN 21 PM 1:32
JAN 21 2021

ARTICLES OF ORGANIZATION
OF
FLAGLER ESTATES DEVELOPMENT COMPANY, LLC

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, F.S. Chapter 605, hereby make, acknowledge, and file the following Articles of Organization.

ARTICLE I – NAME

The name of the limited liability company shall be **FLAGLER ESTATES DEVELOPMENT COMPANY, LLC** (“company”).

ARTICLE II – ADDRESS

The mailing address and the street address of the principal office of the company is 67 Flagler Drive, Palm Coast, Florida 32137.

ARTICLE III – DURATION

The company shall commence its existence on the date these Articles of Organization are filed by the Florida Department of State or on another effective date as specified. The company’s existence shall be perpetual unless the company is dissolved earlier as provided in these Articles of Organization or in the Operating Agreement.

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PALM BEACH COUNTY, FLORIDA

ARTICLE IV – REGISTERED OFFICE AND AGENT

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

TIMOTHY J. CONNER
4488 N. Oceanshore Blvd.
Palm Coast, FL 32137

ARTICLE V – MANAGERS

The names and addresses of each person authorized to manage and control the limited liability company:

Peter H. Hopfe – Manager
67 Flagler Drive
Palm Coast, FL 32137

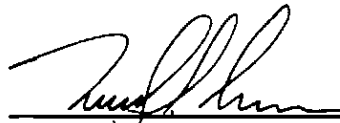
ARTICLE VI – ADMISSION OF NEW MEMBERS

No members shall be admitted to the company except with unanimous written consent of the Members of the company. A member may not transfer his or her interest in the company except as set forth in the Operating Agreement of the company, and no transferee shall have the right to participate in the management of the business and affairs of the company unless the Transferee is approved for membership by a unanimous vote of the Members.

ARTICLE VII – MEMBERS’ RIGHT TO CONTINUE BUSINESS

The company shall not be dissolved on the death, bankruptcy, or dissolution of a member, or on the occurrence of any other event that terminates the continued membership of a member in the company, unless the business of the company is terminated by majority vote of all the remaining members.

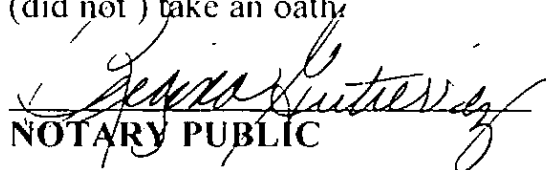
IN WITNESS WHEREOF, the undersigned organizer has made and subscribed these Articles of Organization at Palm Coast, Florida, on this 13th, day of Jan, 2021.

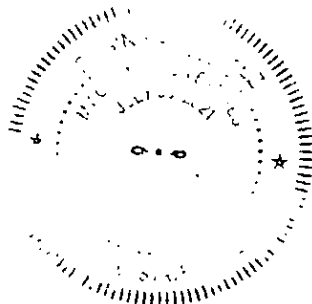


Timothy J. Conner, Organizer

**STATE OF FLORIDA
COUNTY OF FLAGLER**

THE FOREGOING instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th day of Jan, 2021, by Timothy J. Conner, who is personally known to me or has produced _____ as identification and who did (did not) take an oath.



NOTARY PUBLIC



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ACCEPTANCE BY REGISTERED AGENT

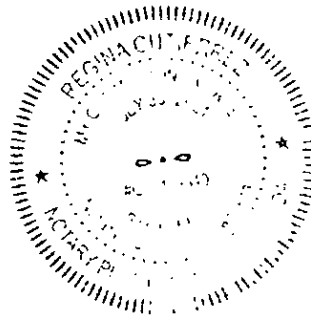
Having been designated as Registered Agent to accept service of process for the above-stated limited liability company, at the registered office above, I hereby accept said designation, agree to act in this capacity, and agree to comply with the provisions of Section 48.091, Florida Statutes relative to keeping open said office.


Timothy J. Conner
Registered Agent

**STATE OF FLORIDA
COUNTY OF FLAGLER**

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th day of Jan., 2021, by Timothy J. Conner, who is personally known to me or has produced _____ as identification and who did (did not) take an oath.


NOTARY PUBLIC
My Commission Expires: 07/30/2021



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