

L23000426280

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

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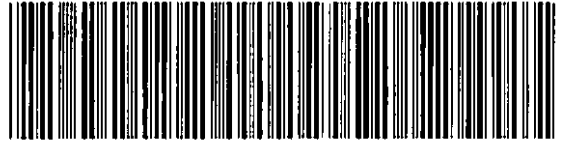
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

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08/18/23--01019--022 **155.00

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CLERK OF SUPREME COURT
TALLAHASSEE, FL

COVER LETTER

TO: New Filing Section
Division of Corporations

SUBJECT: Terracom Home Builders, LLC
Name of Limited Liability Company

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

Please return all correspondence concerning this matter to the following:

Stephen Tsolkas

Name of Person

Firm/Company

4553 Grand Blvd 203

Address

New Port Richey, FL 35652

City/State and Zip Code

stevet.cmscontracting@gmail.com

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

For further information concerning this matter, please call:

Stephen Tsolkas

727

2515125

at ()

Name of Person

Area Code

Daytime Telephone Number

Enclosed is a check for the following amount:

☐ \$125.00 Filing Fee

☐ \$130.00 Filing Fee &
Certificate of Status

☒ \$155.00 Filing Fee &
Certified Copy
(additional copy is enclosed)

☐ \$160.00 Filing Fee,
Certificate of Status &
Certified Copy
(additional copy is enclosed)

Mailing Address

New Filing Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address

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

ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I - Name:

The name of the Limited Liability Company is:

Terracom Home Builders, LLC

(Must contain the words "Limited Liability Company," "L.L.C.," or "LLC.")

ARTICLE II - Address:

The mailing address and street address of the principal office of the Limited Liability Company is:

Principal Office Address:

Mailing Address:

4553 Grand Blvd Suite 203

Same

New Port Richey, FL 34652

ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:

(The Limited Liability Company cannot serve as its own Registered Agent. You must designate an individual or another business entity with an active Florida registration.)

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

Stephen Tsolkas

Name

4553 Grand Blvd Suite 203

Florida street address (P.O. Box **NOT** acceptable)

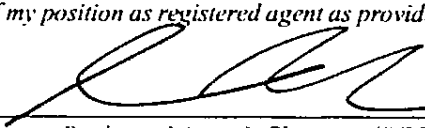
New Port Richey, FL 346

City

State

Zip

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 as provided for in Chapter 605, F.S..


Registered Agent's Signature (REQUIRED)

(CONTINUED)

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FLORIDA

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ARTICLE IV-

The name and address of each person authorized to manage and control the Limited Liability Company:

Title:

"AMBR" = Authorized Member

"MGR" = Manager

Name and Address:

MGR

SET Professional Svcs Inc

1810 Nebraska Ave

Palm Harbor, FL 34652

MGR

Terracom Development, Inc

18606 Avenue Canri

Lutz, FL 33558

(Use attachment if necessary)

ARTICLE V: Effective date, if other than the date of filing: 8/15/2023 (OPTIONAL)

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

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

ARTICLE VI: Other provisions, if any.

See operating agreement for additional provisions

Robert Sabow can act as registered agent

REQUIRED SIGNATURE:



Signature of a member or an authorized representative of a member.

This document is executed in accordance with section 605.0203 (1) (b), Florida Statutes.
I am aware that any false information submitted in a document to the Department of State
constitutes a third degree felony as provided for in s.817.155, F.S.

Stephen Tsolkes

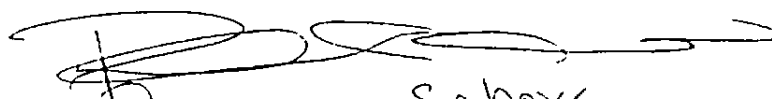
Typed or printed name of signee

Filing Fees:

\$125.00 Filing Fee for Articles of Organization and Designation of Registered Agent

\$ 30.00 Certified Copy (Optional)

\$ 5.00 Certificate of Status (Optional)


ROBERT J SABOW

OPERATING AGREEMENT FOR TERRACOM HOME BUILDERS, LLC

THIS AGREEMENT WILL SERVE BOTH AS A LEGALLY BINDING AGREEMENT AND A CORPORATE OPERATING AGREEMENT FOR TERRACOM HOME BUILDERS, LLC

BETWEEN:

Stephen Tsolkas co/ SET Professional Serv Inc
and
Robert Sabow co/ Terracom Development, Inc

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TALLAHASSEE, FL

OFFICES

Section 1.

The registered office of the corporation shall be at: Office physical address- 4553 Grand Blvd st 203 NPR, FL 34652

The registered agent in charge thereof shall be any member

STOCKHOLDERS' MEETINGS

Section 2.

Special Meetings: Special meetings of the stockholders may be called at any time by any stockholder:

Section 4. Quorum:

Definition: Minimum number of people who must be present (physically or by proxy) at shareholder or special meeting, in order for a decision to be binding.

All Registered Officers must be present to constitute a Quorum.

Henceforth, no decision shall be binding and no change shall be implemented unless all of the company's Registered Officers are represented at said meeting. A unanimous decision must be reached when it involves corporate structure.

Section 5 - Deadlock

NA

Section 6- Proxies:

NA

Date 8/15/23

Initials ST [Signature] RS [Signature]

Section 7- Notice of Meetings:

NA

Section 8- Consent in Lieu of Meetings:

N/A

Section 9- List of Stockholders:

No additional shareholders will be added without the Quorum's acceptance

Section 10 – Shareholder's Rights –

As it stands now.

Stephen Tsolkas co/ SET Prof. Serv Inc has 50% ownership

Robert Sabow co/ Terracon Development has 50% ownership

Henceforth, each owner shall maintain his or her current status as a managing member. If an owner wishes to buyout another owner, or the company is sold, this issue will be voted upon in a special meeting.

If an owner is bought out, any liabilities that the owner may have incurred due to the corporation, cash investment and/or time investment, shall be repaid in full and fair market value shall be given to the assets. Fair market value is equivalent to the current and future potential value of the property valuations.

All owners maintain the right of first refusal if one owner chooses to sell.

In the event an owner dies or otherwise becomes incapacitated, the owners percentage go to the next of kin listed below:

Robert Sabow to Marianne Sabow

Stephen Tsolkas to Chisoula Tsolkas (Mother)/ Iliana Tsolkas when she turns 18

The remaining owner can buyout next of kin ownership interest at fair market value.

Managing members:

Section 1.

The business and affairs of this corporation shall be managed by its members.

Section 2. Removal:

Date 8/15/23

Initials ST RS

An member may not be removed

Section 3. Profit and financing:

Both parties will split profit equally after all construction and financing costs are met per project.

A project management fees will be instated per project to be paid to member instated as so, \$20,000 per house is the current fee paid to this member. All interest and any other financing costs to secure funding associated with the purchase / acquisition of property, all construction costs, paid by either party and operating costs will be considered a direct job cost and will be reimbursed to the instated financier, currently SET Prof Services, before any profit is paid. The financier and contractor of record have the right to put a temporary lien equivalent to costs associated with construction and financing on the associated properties for costs of each project, on each property. Moving forward, properties not currently acquired may be purchased under Terracom Home Builders LLC, if both parties agree, but this does not change the agreement listed above.

Profits to each party are their own and can be utilized as each member sees fit.

Current projects underway:

7247 Apache Trl

7230 Apache Trl

7209 Apache Trl

Any future projects will follow these same terms listed as above

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 TALLAHASSEE, FL

Section 4. Managing member: - (Stephen Tsolkas and Robert Sabow)

No other members will be added unless both parties agree

Currently SET Prof Services will act as the financier and Terracom Development will act as the contractor of record

CORPORATE RECORDS

Section 1. All officers will have access to all records.

ARTICLE VI – MISCELLANEOUS PROVISIONS

Section 1. Checks:

All checks or demands for money and notes of the corporation shall be signed by any member of the Corporation. All banking will be done using approved banks and all members will be on the account. All banking and accounting will be transparent.

Section 2. Fiscal Year:

Date 8/15/23

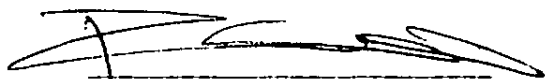
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The fiscal year shall begin on the first day of January.

ARTICLE VIII – AMENDMENTS

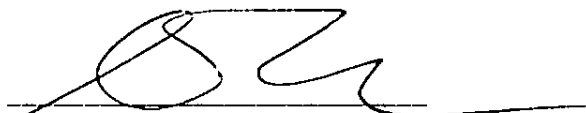
Section 1.

This operating agreement may be amended with all members in agreeance



Robert Sabow

Date 8/15/23



Stephen Tsolkas

Date 8/15/23

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TALLAHASSEE, FL

Date _____

Initials ST  RS 