

NO7000001846

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

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(Business Entity Name)

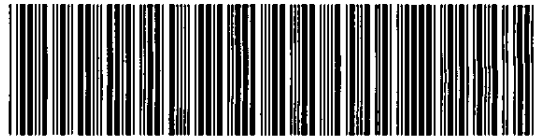
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TALLAHASSEE, FLORIDA

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C.COULLETTE

JUN 30 2009

EXAMINER

COVER LETTER

TO: Amendment Section
Division of Corporations

SUBJECT: Venture Professional Center Condominium Association, Inc.

(Name of Corporation)

DOCUMENT NUMBER: N07000001846

The enclosed Officer/Director Resignation for a Corporation and fee are submitted for filing.

Please return all correspondence concerning this matter to the following:

Newman Stanley

(Name of Person)

(Name of Firm/Company)

10365 Hood Road, South #207

(Address)

Jacksonville, FL 32257

(City/State and Zip Code)

For further information concerning this matter, please call:

Newman Stanley

(Name of Person)

at (904) 260-5770

(Area Code & Daytime Telephone Number)

Enclosed is a check for \$35.00 made payable to the Florida Department of State.

Street Address:

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

Mailing Address:

Amendment Section
Division of Corporations
Post Office Box 6327
Tallahassee, FL 32314

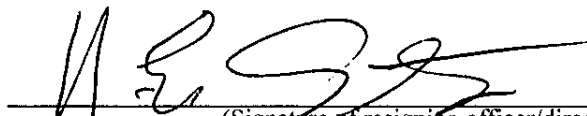
**OFFICER / DIRECTOR RESIGNATION
FOR A CORPORATION**

I, Newman Stanley, hereby resign as Vice President
(Title)

of Venture Professional Center Condominium Association, Inc.,
(Name of Corporation)

N07000001846, a corporation organized under the laws of the State of
(Document Number, if known)

Florida.


(Signature of resigning officer/director)

FILING FEE IS \$35.00

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Make checks payable to Florida Department of State and mail to:

Amendment Section
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

Newman E. Stanley, P E
10365 Hood Road South #207
Jacksonville, FL 32257
Ph (904) 260 5770 FAX 904 260 5768
stanengr@bellsouth.net

June 25, 2009

Department of State
Divisions of Corporations
Post Office Box 6327
Tallahassee, FL, 32314

Subject: Resignation from the not for profit corporation "Venture Professional Center"
Ref: Document Number N07000001846

Upon examination of the State records June 22, 2009 I learned I was listed as an officer in the subject corporation.

I am resigning from the subject corporation first because I never agreed to be a member or officer of the corporation and most important as an owner of a condominium within the subject center the other two officers, Michael Bagdonas and Moises Solano, ceased to make themselves available or to communicate resulting in the problem noted below.

I called a meeting with Condo owners June 22, 2009 and hand delivered the meeting announcement to the residence of Bagdonas and Solana and all the condominium owners the preceding week. Neither Bagdonas nor Solano responded or attended the meeting. It was reported in the attached letter by the Schwartz Law Group, the attorney for the elected party to manage the association's business, that prompted me to call the meeting. It would seem the elected manager of the association elected several months ago would call such a meeting. It was reported in the attached letter from the Schwartz Group that the utility bills are not being paid and other obligations for the owners have gone unpaid. Their aim of concern at me prompted me to check the State records and attempt to locate Mr. Bagdonas.

Upon examination of the State records concerning the subject corporation I learned I was listed as an officer. A copy of the cover letter of the corporate filing is attached.

Sincerely:



Newman E. Stanley P E

Cc: Neace & Associates, P A
Shwartz Law Group

Seth A. Schwartz

The Schwartz
LAW GROUP
Attorneys and Counselors at Law

Caleb D. Rowland
M. Shane Mooney

10365 Hood Road, South
Suite 105
Jacksonville, Florida 32257

Tel: 904.292.0222
Fax: 904.292.0044

June 17, 2009

Mr. Newman Stanley
10365 Hood Road South, Suite 207
Jacksonville, Florida 32257

Mr. James C. Johns
1031 1st Street South, Suite 806
Jacksonville Beach, Florida 32250
via facsimile # (904) 356-8200

Mr. Moises Solano
10365 Hood Road South, Suite 205
Jacksonville, Florida 32257

Re: *Venture Professional Center*

Dear Sirs:

This firm represents the interests of Tristan's Construction, Inc., and Dr. Brent Sears. DMD. Mr. Tristan was voted a member of the board of directors for Venture Professional Center Condominium Association several months ago, yet has not been given access to the association's books and records.

We recently discovered Mr. Michael Bagdonas has disconnected his cellular telephone, and has not appeared at his office in approximately two (2) weeks. Additionally, the Association has failed to pay the landscaping company, resulting in their ceasing maintenance of the grounds, and Jacksonville Electric Authority is currently due eight hundred thirty nine dollars and fifty one cents (\$839.51), for water and electric service. Mr. Bagdonas has apparently disappeared without allowing my client access to the corporate books, records, and accounts, and therefore Mr. Tristan is unable to ensure payment for these necessities.

Be advised, Dr. Sears maintains a dental practice in the Venture Professional Center, and running water and electricity are crucial to ensure he is able to remain open. Additionally, this office requires electricity and water to remain open, as I will not subject my employees to working without access to an operating toilet, nor will I allow my clients to be subjected to the same conditions.

Should the New Structures, LLC fail to immediately remedy the instant situation, we will pursue all available remedies to protect our client's interest, including actions for injunctive relief, damages, and attorney's fees and costs. Be advised, should the electricity and/or water services be terminated for non-payment, such damages will rapidly accrue. As Mr. Bagdonas is your partner, his errors, omissions, and tortious conduct are the partnership's responsibility.

Mr. Tristan demands immediate access to the Association books, records, and accounts. Please advise as to your position on this matter within twenty four (24) hours.

In the interim, should you have any questions or comments, please do not hesitate to contact me at (904) 292-0222.

Sincerely,



Seth Schwartz

cc: Mr. Norberto Tristan
Dr. Brent Sears, DMD

SAS/lw