

N140000001361

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

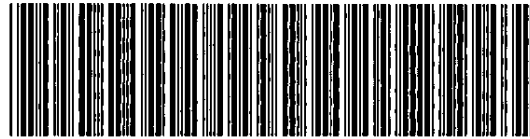
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



200253980722

11/26/13--01005--009 **78.75

FILED
14 JAN 28 PM 12:13
CLERK OF STATE
TALLAHASSEE, FLORIDA

11/13-65535

MTD 2/13

COVER LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

SUBJECT: Black Lake Village Commercial Association, Inc.
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one (1) copy of the Articles of Incorporation and a check for :

☐ \$70.00
Filing Fee

☒ \$78.75
Filing Fee &
Certificate of
Status

☐ \$78.75
Filing Fee
& Certified Copy

☐ \$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: Gregg Zuckerman
Name (Printed or typed)

145 Lincoln Ave., Suite B
Address

Winter Park, FL 32789
City, State & Zip

Daytime Telephone number

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

NOTE: Please provide the original and one copy of the articles.



FLORIDA DEPARTMENT OF STATE
Division of Corporations

November 27, 2013

GREGG ZUCKERMAN
145 LINCOLN AVE., SUITE B
WINTER PARK, FL 32789

SUBJECT: BLACK LAKE VILLAGE COMMERCIAL ASSOCIATION, INC.
Ref. Number: W13000065535

We have received your document for BLACK LAKE VILLAGE COMMERCIAL ASSOCIATION, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

Section 617.0202(d), Florida Statutes, requires the manner in which directors are elected or appointed be contained in the articles of incorporation or a statement that the method of election of directors is as stated in the bylaws.

If your business entity does not intend to transact business until January 1st of the upcoming calendar year, you may wish to revise your document to include an effective date of January 1st. If you do not list an effective date of January 1st, your business entity will become effective this calendar year and it will be required to file an annual report and pay the required annual report fee for the upcoming calendar year this coming January, which is merely weeks away. By listing an effective date of January 1st, the entity's existence will not begin until January 1st of the upcoming year and will, therefore, postpone the entity's requirement to file an annual report and pay the required annual report filing fee until the following calendar year.

Please return the corrected original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6052.

Maryanne Dickey
Regulatory Specialist II
New Filing Section

Letter Number: 013A00027350

BLACK LAKE VILLAGE COMMERCIAL ASSOCIATION, INC.

111 E. Fairbanks Ave., Ste. 100
Winter Park, Florida 32789
(407) 478-8220
FAX: (407) 478-8221

MEMO

TO: Florida Department of State
Division of Corporations

FROM: Luu Karoly

DATE: January 2, 2014

RE: Black Lake Village Commercial Association, Inc – Ref # W13000065535

Please find enclosed the corrected documents noting the business effective date at January 1, 2014. If anything additional is required, please just let me know.

Thank you in advance for your assistance with this matter.

RECEIVED

14 JAN 27 PM 1:02

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA



FLORIDA DEPARTMENT OF STATE
Division of Corporations

January 31, 2014

GREGG ZUCKERMAN
145 LINCOLN AVE., SUITE B
WINTER PARK, FL 32789

SUBJECT: BLACK LAKE VILLAGE COMMERCIAL ASSOCIATION, INC.
Ref. Number: W13000065535

We have received your document for BLACK LAKE VILLAGE COMMERCIAL ASSOCIATION, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

You failed to make the correction(s) requested in our previous letter.

The effective date is not acceptable since it is not within five working days of the date of receipt.

Section 617.0202(d), Florida Statutes, requires the manner in which directors are elected or appointed be contained in the articles of incorporation or a statement that the method of election of directors is as stated in the bylaws.

Please return the corrected original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6052.

Maryanne Dickey
Regulatory Specialist II
New Filing Section

Letter Number: 013A00027350

ARTICLES OF INCORPORATION
In compliance with Chapter 617, F.S., (Not for Profit)

FILED
14 JAN 28 PM 12:18
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I NAME

The name of the corporation shall be: Black Lake Village Commercial Association, Inc.

ARTICLE II PRINCIPAL OFFICE

Principal street address:
145 Lincoln Ave., Suite B
Winter Park, FL 32789

Mailing address, if different is:

ARTICLE III PURPOSE

The purpose for which the corporation is organized is: for the maintenance, operation, and control of
the common utilities utilized by the Black Lake Village, LLC commercial development,
starting February 10, 2014.

ARTICLE IV MANNER OF ELECTION

The manner in which the directors are elected and appointed: As stated in
the bylaws.

ARTICLE V INITIAL OFFICERS AND/OR DIRECTORS

Name and Title:	<u>Ryan Stahl, Director</u>	Name and Title:	<u>Gregg Zuckerman, Director</u>
Address	<u>630 S. Maitland Ave., Suite 100</u> <u>Maitland, FL 32751</u>	Address:	<u>145 Lincoln Ave., Suite B</u> <u>Winter Park, FL 32789</u>
Name and Title:	<u>Elizabeth Luu Karoly, Director</u>	Name and Title:	
Address	<u>145 Lincoln Ave., Suite B</u> <u>Winter Park, FL 32789</u>	Address:	
Name and Title:		Name and Title:	
Address		Address:	

Name and Title: _____ Name and Title: _____

Address _____ Address: _____

Name and Title: _____ Name and Title: _____

Address _____ Address: _____

FILED
14 JAN 28 PM 12:19
DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

ARTICLE VI REGISTERED AGENT

The name and Florida street address (P.O. Box NOT acceptable) of the registered agent is:

Name: J. Cole Oliver

Address: 1901 S. Harbor City Blvd., Suite 500

Melbourne, FL 32901

ARTICLE VII INCORPORATOR


The name and address of the Incorporator is:

Name: Gregg Zuckerman

Address: 145 Lincoln Ave., Suite B

Winter Park, FL 32789

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity


Required Signature of Registered Agent

1/1/14
Date

I submit this document and affirm that the facts stated herein are true. 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.


Required Signature of Incorporator

1/1/2014
Date