

N160000024/2

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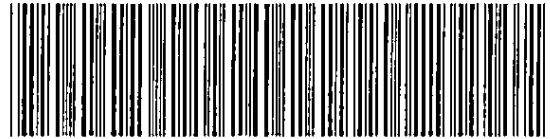
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*Amended
&
Restated*

2020 MAR 24 P 4:40

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MAR 25 2020

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FLORIDA DEPARTMENT OF STATE
Division of Corporations

March 13, 2020

BERNICE S. SAXON, ESQ.
201 E. KENNEDY BLVD.
SUITE:600
TAMPA, FL 33602

SUBJECT: PINELLAS PROPERTY MANAGEMENT COMPANY, INC.
Ref. Number: N16000002412

We have received your document and check(s) totaling \$35.00. However, the enclosed document has not been filed and is being returned to you for the following reason(s):

If the Restated Articles were adopted by the directors and do not contain any amendments requiring member approval, a statement to that effect must be contained in the document.

Please return 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) 245-6050.

Darlene Connell
Regulatory Specialist II Supervisor

Letter Number: 720A00005634

COVER LETTER

TO: Amendment Section
Division of Corporations

NAME OF CORPORATION: Pinellas Property Management Company, Inc.

DOCUMENT NUMBER: N16000002412

The enclosed *Articles of Amendment* and fee are submitted for filing.

Please return all correspondence concerning this matter to the following:

Bernice S. Saxon, Esq.

Name of Contact Person

Saxon Gilmore & Carraway, P.A.

Firm/ Company

201 E. Kennedy Blvd., Suite 600

Address

Tampa, FL 33602

City/ State and Zip Code

flcorp@saxongilmore.com

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

For further information concerning this matter, please call:

Bernice S. Saxon, Esq. at (813) 3134-4501
Name of Contact Person Area Code & Daytime Telephone Number

Enclosed is a check for the following amount made payable to the Florida Department of State:

☒ \$35 Filing Fee

☐ \$43.75 Filing Fee &
Certificate of Status

☐ \$43.75 Filing Fee &
Certified Copy
(Additional copy is
enclosed)

☐ \$52.50 Filing Fee
Certificate of Status
Certified Copy
(Additional Copy
is enclosed)

Mailing Address

Amendment Section
Division of Corporations
P.O. Box 6327

Street Address

Amendment Section
Division of Corporations
The Centre of Tallahassee

FILED

AMENDED AND RESTATED ARTICLES OF INCORPORATION
OF
PINELLAS PROPERTY MANAGEMENT COMPANY, INC.

2020 MAR 24 P 4:40

I, the undersigned, being the Incorporator of PINELLAS PROPERTY MANAGEMENT COMPANY, INC., a Florida not for profit corporation, hereby file the following Amended and Restated Articles of Incorporation that comply with the requirements of Florida Statutes Chapter 617 (Florida Not For Profit Corporation Act):

The Articles of Incorporation of Pinellas Property Management Company, Inc., a Florida not for profit corporation, are hereby amended and restated as follows, pursuant to a Resolution of the Board of Directors adopted as of March 11, 2020. There are no members.

ARTICLE I- NAME

The name of the Corporation is PINELLAS PROPERTY MANAGEMENT COMPANY, INC., a Florida not for profit corporation (hereinafter the "Corporation").

**ARTICLE II- REGISTERED OFFICE AND AGENT AND
PRINCIPAL PLACE OF BUSINESS AND MAILING ADDRESS**

The registered office of the Corporation shall be located at 201 E. Kennedy Boulevard, Suite 600, Tampa, Florida 33602, and the initial registered agent of the Corporation at that address shall be Bernice S. Saxon, Esquire.

The principal place of business and the mailing address of the Corporation shall be: PINELLAS PROPERTY MANAGEMENT COMPANY, INC., 11479 Ulmerton Road, Largo, Florida 33778.

ARTICLE III - PURPOSES AND POWERS

The general nature of the objects, purposes, powers, and limitations of the Corporation shall be as follows:

(a) to engage in all aspects of property management services for properties owned and/or operated by the Pinellas County Housing Authority (the "Authority"), to provide the same service for other third party owned and/or operated facilities primarily located in, but not limited to, Pinellas County, Florida, and the surrounding areas, to facilitate and implement special housing programs for, and on behalf of or in conjunction with the Authority, to provide housing and other services on a not-for-profit basis, including but not limited to, development, ownership, and operations, and to foster low-income housing in support of and in conjunction with the vision of the Authority;

(b) to act as an instrumentality of the Authority and solicit funds on its behalf to benefit and support the programs and goals of the Authority;

(c) to operate in any manner for such nonprofit, charitable, and/or educational purposes as will qualify the Corporation as a charitable organization exempt from federal income tax under Internal Revenue Code Section 501(c)(3);

(d) to accept a substantial part of its support (exclusive of income received in the exercise or performance by such organization of its charitable, educational or other purpose or

function constituting the basis for its exemption) from a governmental unit or from direct or indirect contributions from the general public, the Corporation's organizers, corporations, foundations, and any other public or private sources;

(c) to generally perform any function necessary to engage in any lawful purpose or purposes not for pecuniary profit;

(f) no part of the earnings of the Corporation shall inure to the benefit of or be distributable to its members, officers or other private persons, except that the Corporation may be authorized and empowered to pay reasonable compensation for services rendered and products purchased and to make payments and distributions in furtherance of the purposes hereinafter set forth. No substantial part of the activities of the Corporation shall be the carrying on of propaganda or otherwise attempting to influence legislation, and the Corporation shall not participate in or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office;

(g) notwithstanding any other provisions of these Articles, the Corporation shall not carry on any other activities not permitted to be carried on (i) by a corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code of 1986 or (ii) by an organization, contributions to which are deductible under Section 170(c)(2) of such Code as it now exists or as it may be amended;

(h) the Corporation will distribute its income for each tax year at such time and in such manner as not to become subject to the tax on undistributed income imposed by Section 4942 of the Internal Revenue Code of 1986 or corresponding section of any other federal tax code;

(i) the Corporation will not engage in any act of self-dealing as defined in Section 4941(d) of the Internal Revenue Code of 1986 or corresponding section of any future federal tax code without providing for fair, adequate, and reasonable compensation;

(j) the Corporation will not retain any excess business holdings as defined in Section 4943(c) of the Internal Revenue Code of 1986 or corresponding section of any future federal tax code;

(k) the Corporation will not make any investments in such manner as to subject it to tax under Section 4944 of the Internal Revenue Code of 1986 or corresponding section of any future federal tax code; and

(l) the Corporation will not make any taxable expenditures as defined in Section 4945(d) of the Internal Revenue Code of 1986 or corresponding section of any future federal tax code.

The Corporation shall have the power to:

(a) have succession by its corporate name for the period set forth in its Articles of Incorporation;

(b) sue and be sued and appear and defend in all actions and proceedings in its corporate name to the same extent as a natural person;

(c) adopt and use a common corporate seal and alter the same provided, however, that such seal shall always contain the words "not for profit corporation."

(d) elect or appoint such officers and agents as its affairs shall require and allow them reasonable compensation, if so voted by a majority of the Directors of the Corporation;

(e) adopt, change, amend, and repeal bylaws, not inconsistent with law or its Articles of Incorporation, for the administration of the affairs of the Corporation and the exercise of its

corporate powers:

(f) make contracts and incur liabilities, borrow money at such rates of interest as the Corporation may determine, issue notes, bonds, and other obligations, and secure any of its obligations by mortgage and pledge of all or any of its property, franchises or income;

(g) conduct its affairs, carry on its operations, and have offices and exercise the powers granted herein in any state, territory, district or possession of the United States or any foreign country;

(h) purchase, take, review, lease, take by gift, devise or bequest or otherwise acquire, own, hold, improve, use or otherwise deal in and with real or personal property or any interest therein, wherever situated;

(i) acquire, enjoy, utilize, and dispose of patents, copyrights, and trademarks and any licenses and other rights' or interests thereunder or therein;

(j) sell, convey, mortgage, pledge, lease, exchange, transfer or otherwise dispose of all or any part of its property and assets;

(k) purchase, take, receive, subscribe for or otherwise acquire, own, hold, vote, use, employ, sell, mortgage, lend, pledge or otherwise dispose of and otherwise use and deal in and with, shares and other interests in, or obligations of other domestic or foreign corporations, whether for profit or not for profit, associations, partnerships or individuals or direct or indirect obligations of the United States or of any other government, state, territory, governmental district, municipality or of any instrumentality thereof;

(l) lend money for its corporate purposes, invest and reinvest its funds, and take and hold real and personal property as security for the payment of funds so loaned or invested;

(m) make donations and work together with public or private entities to encourage and facilitate the provision of affordable housing opportunities to persons and families of low and moderate income, for the public welfare, and for religious, charitable, scientific, educational or other similar purposes;

(n) have and exercise all powers necessary or convenient to effect any or all of the purposes for which the Corporation is organized; and

(o) the above stated powers shall in no way be a limitation of those corporate powers set forth in Florida Statutes Section 617.0302, which powers are included herein by reference.

ARTICLE IV - MEMBERS

The Corporation shall have no members and no stockholders.

ARTICLE V - EXISTENCE

The existence of the Corporation shall be perpetual.

ARTICLE VI - DIRECTORS

The affairs of the Corporation shall be managed by the Board of Directors, which initially shall consist of the following four (4) members:

NAME

ADDRESS

Michael Guju	11479 Ulmerton Road Largo, Florida 33778
Angela Rouson	11479 Ulmerton Road Largo, Florida 33778
Alan Swartz	11479 Ulmerton Road Largo, Florida 33778
Joseph Triolo	11479 Ulmerton Road Largo, Florida 33778

The number of Directors may be raised or lowered to correspond to the number who serve on the Board of Commissioners of the Authority, but shall in no case be less than three (3). The Board of Directors must be composed of the then current Board of Commissioners of the Authority, and any and all members of the Board of Directors are only eligible to serve as long as they are current Board members of the Authority.

ARTICLE VII- BYLAWS

The bylaws of the Corporation shall be made and adopted by the Board of Directors and may be amended, altered or rescinded by a majority of the entire Board of Directors present at any regular or special meeting called for that purpose.

ARTICLE VIII- DISSOLUTION

Upon the dissolution of the Corporation, the Board of Directors shall, after paying or making provision for the payment of all of the liabilities of the Corporation, dispose of all of the assets of the Corporation exclusively for the purpose of the Corporation by transferring such assets to any charitable, scientific, religious or educational organization as shall at the time qualify as an exempt organization or organizations under Section 501(c)(3) of the Internal Revenue Code of 1986 (or the corresponding provision of any future United States revenue law), or to any governmental or other entities with purposes similar to the Corporation's, such disposition to be as the Board of Directors shall determine. Any assets remaining after such disposition by the Board of Directors shall be disposed of by the Circuit Court of the county in which the Corporation's principal offices are located, pursuant to the procedures for judicial dissolution, Florida Statutes Section 617.1431.

ARTICLE IX - INCORPORATOR(S)

The name and address of the Incorporator of these Articles of Incorporation is as follows:

NAME

Debra S. Johnson

ADDRESS

11479 Ulmerton Road
Largo, Florida 33778

ARTICLE X - AMENDMENTS

Amendments to the Articles of Incorporation shall be adopted by a majority of the entire Board of Directors at any regular or special meeting called for that purpose.

IN WITNESS OF THE FOREGOING, I hereby set my hand this 11th day of March, 2020.

PINELLAS PROPERTY MANAGEMENT
COMPANY, INC., a Florida not for profit
corporation

By: [Signature]

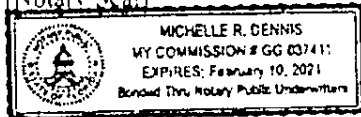
DEBRA S. JOHNSON, Executive Director-
Secretary

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11 day of March, 2020, by Debra S. Johnson, as Executive Director-Secretary of Pinellas Property Management Company, Inc., a Florida not for profit corporation, on behalf of the corporation. He/she is personally known to me or who has produced _____ as identification.

[Notary Seal]



Michelle Dennis

Notary Public, State of Florida

Printed Name: Michelle Dennis

My Commission Expires: 2/10/2021

Commission Number: GG 037411

CERTIFICATE

That PINELLAS PROPERTY MANAGEMENT COMPANY, INC., desiring to organize under the laws of the State of Florida, with its principal office at 11479 Ulmerton Road, City of Largo, County of Pinellas, State of Florida 33778, has named Bernice S. Saxon, Esq., located at 201 E. Kennedy Boulevard, Suite 600, City of Tampa, County of Hillsborough, State of Florida 33602, as its registered agent to accept service of process within this State.

ACKNOWLEDGMENT

Having been named to accept service of process for the above-named Corporation, at the place designated in this Certificate the undersigned agrees to act in this capacity and agrees to comply with the provisions of Florida law relative to keeping designated office open.


BERNICE S. SAXON, ESQ.

CERTIFICATE

Passed and duly adopted by the Board of Directors, this 11th day of March, 2020.

PINELLAS PROPERTY MANAGEMENT
COMPANY, INC., a Florida not for profit
corporation

By: [Signature]
Debra S. Johnson, Executive Director-Secretary

Passed and duly adopted by a majority of the entire Board of Directors set forth in Article X.

PINELLAS PROPERTY MANAGEMENT
COMPANY, INC., a Florida not for profit
corporation

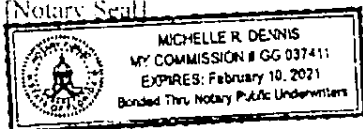
By: [Signature]
Debra S. Johnson, Executive Director-Secretary

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11 day of March, 2020, by Debra S. Johnson, as Executive Director-Secretary of Pinellas Property Management Company, Inc., a Florida not for profit corporation, on behalf of the corporation. He/she is personally known to me or who has produced _____ as identification.

[Notary Seal]



Michelle Dennis
Notary Public, State of Florida
Printed Name: Michelle Dennis
My Commission Expires: 2/10/2021
Commission Number: GG 037411