

P11000097818

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

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Office Use Only



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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

MRS  
11/14

W11000054380

691-

## COVER LETTER

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

SUBJECT: **PBC CONDOMINIUM ASSOCIATION, INC.**  
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed are 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 of  
Status  
**ADDITIONAL COPY REQUIRED**

FROM: Marcos Peralta

Name (Printed or typed)

199 E. Flagler Street, #300

Address

Miami, FL 33131

City, State & Zip

(305) 957-7867

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 8, 2011

MARCOS PERALTA  
199 EAST FLAGLER STREET  
MIAMI, FL 33131

SUBJECT: PBC CONDOMINIUM ASSOCIATION INC.  
Ref. Number: W11000054380

We have received your document for PBC CONDOMINIUM ASSOCIATION INC. and your check(s) totaling \$87.50. 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 document must state the number of shares of authorized stock. The consultation of a legal counsel is always recommended if uncertain of the appropriate number of shares to authorize.

The articles of incorporation must be prepared in compliance with section 607.0202, Florida Statutes. Please refer to this section of the law.

Should this be a Non-Profit corporation.

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) 245-6973.

Claretha Golden  
Regulatory Specialist II

Letter Number: 611A00025363

New Filing Section



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

October 24, 2011

MARCOS PERALTA  
199 EAST FLAGLER STREET  
MIAMI, FL 33131

SUBJECT: DIANE CONDOMINIUM ASSOCIATION CORP.  
Ref. Number: W11000054380

We have received your document for DIANE CONDOMINIUM ASSOCIATION CORP. and your check(s) totaling \$87.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

The name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an existing entity.

Please select a new name and make the correction in all appropriate places. One or more major words may be added to make the name distinguishable from the one presently on file.

**Adding "of Florida" or "Florida" to the end of a name is not acceptable.**

The document must state the number of shares of authorized stock. The consultation of a legal counsel is always recommended if uncertain of the appropriate number of shares to authorize.

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) 245-6973.

Claretha Golden  
Regulatory Specialist II  
New Filing Section

Letter Number: 911A00024272

In compliance with Chapter 607 and/or Chapter 621, F.S. (Profit)

**ARTICLE I NAME**

The name of the corporation shall be: **PBC Condominium Association, Inc.**

**ARTICLE II PRINCIPAL OFFICE**

Principal ~~street~~ address  
**199 E. Flagler Street, #300**  
**Miami, FL 33131**

Mailing address, if different is:

**16300 N.E. 19th Avenue**  
**Suite 227**  
**North Miami Beach, FL 33162**

**ARTICLE III PURPOSE**

The purpose for which the corporation is organized is:  
**Condominium Association**

**ARTICLE IV SHARES**

The number of shares of stock is: **100**

**ARTICLE V INITIAL OFFICERS AND/OR DIRECTORS**

Name and Title: **Marcos Peralta, CEO**  
Address: **199 E. Flagler Street**  
**Suite 300**  
**Miami, FL 33131**

Name and Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name and Title: **Jessica Alvarez, Secretary**  
Address: **199 E. Flagler Street**  
**Suite 300**  
**Miami, FL 33131**

Name and Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name and Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name and Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ARTICLE VI REGISTERED AGENT**

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

Name: **L&L Management Co.**  
Address: **16300 NE 19th Avenue, Ste 227**  
**North Miami Beach, FL 33162**

**ARTICLE VII INCORPORATOR**

The ~~name and address~~ of the Incorporator is:

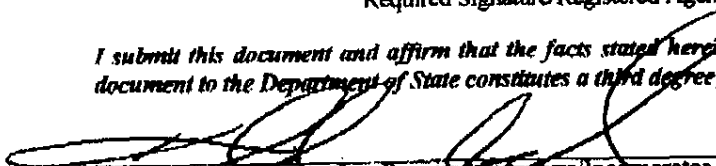
Name: **L&L Management Co.**  
Address: **16300 NE 19th Avenue, Ste 227**  
**North Miami Beach, FL 33162**

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/Registered Agent

**11/14/2011**  
Date

I submit this document and affirm that the facts stated herein are true. I am aware that the 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/Incorporator

**11/14/11**  
Date

FILED  
11 NOV 14 PM 4:23  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA