

**L25000018698**

**Florida Department of State  
Division of Corporations  
Electronic Filing Cover Sheet**

**Note: Please print this page and use it as a cover sheet.** Type the fax audit number (shown below) on the top and bottom of all pages of the document.

(((H25000015267 3)))



H250000152673ABC

**Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page.**  
Doing so will generate another cover sheet.

**To:**

Division of Corporations  
Fax Number : (850)617-6381

**From:**

Account Name : NAJMY THOMPSON, P.L.  
Account Number : I20090000014  
Phone : (941)987-3999  
Fax Number : (941)896-4812

**\*\*Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.\*\***

Email Address: CARA.WALKER@PRIMEVACATIONS.COM

**FLORIDA LIMITED LIABILITY CO.  
236 S HARBOR LLC**

Certificate of Status	0
Certified Copy	0
Page Count	03
Estimated Charge	<b>\$125.00</b>

RECEIVED

2025 JAN 13 PM 4:53

STATE OF FLORIDA  
DIVISION OF CORPORATIONS

FILED  
2025 JAN 13 PM 4:59  
STATE OF FLORIDA  
DIVISION OF CORPORATIONS

[Electronic Filing Menu](#)

[Corporate Filing Menu](#)

[Help](#)

**Prepared by:**

Rainier J. Altieri, Esq.  
Fla. Bar No. 1038603  
Najmy Thompson, PL  
1401 8th Avenue West  
Bradenton, Florida 34205  
941-748-2216  
24-7015

Audit No. (((H25000015267 3)))

**ARTICLES OF ORGANIZATION**  
**OF**  
**236 S HARBOR LLC**

The undersigned, desiring to form a limited liability company under and pursuant to the Florida Revised Limited Liability Company Act, as amended from time to time, does hereby adopt the following Articles of Organization for such company:

**ARTICLE I. NAME**

The name of the limited liability company is: **236 S HARBOR LLC**; and shall be referred to herein as "the Company" or "this Company."

**ARTICLE II. MAILING AND STREET ADDRESS**

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

**Principal Office Address:**

303 9<sup>th</sup> Street West, Suite 2  
Bradenton, Florida 34205

**Mailing Address:**

303 9<sup>th</sup> Street West, Suite 2  
Bradenton, Florida 34205

**ARTICLE III. REGISTERED AGENT AND OFFICE**

The name and street address of the initial registered agent for the Company is:

Najmy Thompson, P.L.  
1401 8<sup>th</sup> Avenue West  
Bradenton, Florida 34205

**ARTICLE IV. EFFECTIVE DATE AND TIME**

The effective date and time of these Articles of Organization shall be the date and time that these Articles of Organization are filed with the Florida Department of State, Division of Corporations.

Audit No. (((H25000015267 3)))

FILED  
2025 JAN 13 PM 4:59  
CLERK OF COURT  
JAN 13 2025

ARTICLES OF ORGANIZATION OF 236 S HARBOR LLC

ARTICLE V. PURPOSE

The purpose for which the Company is organized is: To engage in any and all lawful business pursuant to the Florida Revised Limited liability Company Act, Chapter 605, Florida Statutes, as may be amended from time to time.

ARTICLE VI. MANAGEMENT OF COMPANY

The Company shall be a Manager-managed Company. The initial Manager of the Company is:

Name:

SHAWN T. KALETA

Address:

303 9<sup>th</sup> Street West, Suite 2  
Bradenton, Florida 34205

ARTICLE VII – STATEMENT OF AUTHORITY

This statement of authority is made pursuant to Section 605.0302(1), Florida Statutes:

- (a) Manager's Unanimous Authority. The Manager(s) of the Company, acting unanimously, shall have the full power and authority, in their sole discretion, without the prior consent, authorization, or joinder of the Member(s) of the Company, to execute and deliver, for and on behalf of the Company, any and all documents and instruments which may be necessary to purchase, sell, transfer, mortgage, lease, encumber, or otherwise deal in real property held in the name of the Company, even when such real property is substantially all of the assets of the Company, and to enter into other transactions on behalf of, or otherwise act for or bind, the Company. No person dealing with the Manager(s) need inquire into the validity or propriety of any document or instrument executed in the name of the Company by the Manager(s) unanimously, or as to the authority of the Manager(s) in executing the same.
- (b) No Authority to Other Persons. No other persons shall have any authority, without the prior written consent of the Manager(s) or Member(s) of the Company, to enter into any transaction on behalf of, or otherwise act for or bind, the Company.


ARTICLES OF ORGANIZATION OF 236 S HARBOR LLC

ARTICLE VII. INDEMNIFICATION

The Company shall indemnify any member, manager, officer, director, employee, or agent, and any former member, manager, officer, director, employee, or agent, to the full extent permitted by law.

IN WITNESS WHEREOF, the undersigned, as an authorized representative of the Company and the Members, has signed these Articles of Organization on this 13th day of January 2025.

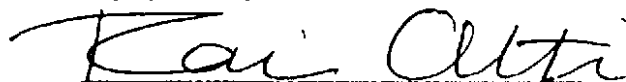
*In accordance with section 605.0205(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.*

  
RAINIER ALTIERE, Esq., as Authorized  
Representative

ACCEPTANCE BY REGISTERED AGENT

Having been named as Registered Agent and to accept service of process for the above stated limited liability company, the undersigned hereby accepts the appointment as Registered Agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and is familiar with and accepts the obligations of its position as Registered Agent as provided in Chapter 605, Florida Statutes.

Najmy Thompson, P.L.

  
Rainier J. Altieri  
Associate Attorney