

728681

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP

WAIT

MAIL

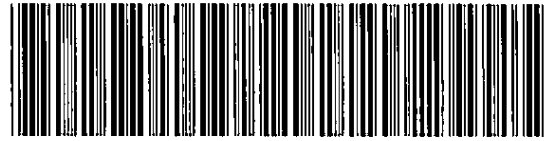
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



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189821

SAGA BAY PROPERTY OWNERS ASSOCIATION, INC.

Darrey Davis
Miami

1-14-74

DD

JAN 30 2 19 PM '74
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

cc-1-31-74

728681

MCCARTHY STEEL HECTOR & DAVIS

FIRST NATIONAL BANK BUILDING

MIAMI, FLORIDA 33131

January 11, 1974

ALFRED L. MCCARTHY
WILLIAM C. STEEL
LOUIS J. HECTOR
DARREY A. DAVIS
DAUGHTER KULLIVAN
WILLIAM B. WILLIAMS
GEORGE L. PATTERSON
KENNETH J. HEWITT
LEWIS B. BROCKETT
WILSON SMITH
JACOB D'ALEMBERTIC
JAMES H. BRENNY, JR.
JOHN EDWARD SMITH
NORMAN A. COLL
DENNIS A. KING
SHERARD KING
ARON DODD, JR.
MATTHEW M. CHILDS
GARRY M. DAVIDSON
NOEL H. NATION
BRUCE S. MURBELL
STEPHEN A. LYNCH, II
CHARLES A. DITMIR
JOSEPH P. KLOCK, JR.
RICARDO MARTINEZ-GIO

PAUL H. SCOTT
1988-1987

WILL M. PRESTON
OF COUNSEL

TELEPHONE
(305) 377-3011

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

JAN 31 2 19 PM '74

FILED

Honorable Richard (Dick) Stone
Secretary of State
Department of State
Tallahassee, Florida

Attention: Chief of Bureau of Corporation Records

Re: Saga Bay Property Owners Association, Inc.,
a Florida corporation not for profit
(Articles of Incorporation)

100 0 *****3.00
00000 *****5.00
00000 *****27.00

Dear Mr. Stone:

Pursuant to Section 617.013, Florida Statutes, I enclose herewith for filing articles of incorporation for Saga Bay Property Owners Association, Inc., together with copy thereof for certification.

Enclosed also is my firm's check for \$35.00 in payment of the filing fee and approval of the enclosed articles of incorporation, and in payment of the fee for furnishing a certified copy of the articles of incorporation.

Thank you very much for your prompt attention to this matter.

Sincerely,

Darrey A. Davis
Darrey A. Davis,
for the firm.

DAD/m

Enclosure

PRIVILEGE TAX	
C. TAX	
FILING	87
C. COPY	
R. A. FEE	
F. COPY	
SEARCH	
TOTAL	
BALANCE DUE	
REFUND	

728681

OK

MCCARTHY STEEL HECTOR & DAVIS

FIRST NATIONAL BANK BUILDING

MIAMI, FLORIDA 33131

January 24, 1974

PAUL H. SCOTT
1974-1977

WILLIAM PREYTON
OF COURAGE

TELEPHONE
377-3611

FILED
 JAN 30 2 19 PM '74
 SECRETARY OF STATE
 TALLAHASSEE, FLORIDA

ALFRED V. MCCARTHY
WILLIAM C. STEEL
LOUIS J. HECTOR
DARREY A. DAVIS
DWAYNE SULLIVAN
WILLIAM B. RILLIAN
GEORGE L. PATTERSON
ERNEST J. HEWITT
JERRY B. CROCKETT
WILSON SMITH
TALBOT DALEMBERTIE
JAMES H. SWEENEY, C2
JOHN EDWARD SMITH
NORMAN A. COLL
DENNIS G. KING
SHEPARD KING
ARSEN DOBS, JR.
MATTHEW M. CHILDS
BARRY R. DAVIDSON
NOEL H. HATION
BRUCE S. RUSSELL
STEPHEN A. LYNCH, III
CHARLES A. CIRIACI
JOSEPH P. FLOCK, JR.
RICARDO MARTINEZ-CID

Ms. Nettie T. Sims
Chief, Bureau of Corporation Records
Office of Secretary of State
The Capitol
Tallahassee, Florida 32304

Re: Saga Bay Property Owners Association, Inc., a
Florida non profit corporation

Dear Ms. Sims:

In compliance with your letter of January 21, 1974, I enclose herewith certificate designating Resident Agent for Saga Bay Property Owners Association, Inc.

Enclosed also is check for \$3.00 in payment of the filing fee for the enclosed certificate.

Will you please be kind enough to forward me at your earliest convenience a certified copy of the articles of incorporation for this non profit corporation.

Thank you very much for your prompt attention to this matter.

Sincerely,

Darrey A. Davis
Darrey A. Davis,
for the firm.

DAD/m

Enclosures

PRIVILEGE TAX	
C. TAX	
FILING	3
C. COPY	
R. A. FEE	
P. COPY	
SEARCH	
TOTAL	6.3
BALANCE DUE	
REFUND	



Secretary of State

STATE OF FLORIDA
THE CAPITOL
TALLAHASSEE 32304

RICHARD (DICK) STONE
SECRETARY OF STATE

Darrey A. Davis, Esquire
First National Bank Building
Miami, Florida 33131

904/488-2140
(TWX) 810/831-3877

Please refer to the number for future correspondence regarding this corporation.

January 21, 1974

Dear Sir:

Subject: SAGA BAY PROPERTY OWNERS ASSOCIATION, INC.

Returned XX, Pending . Check acknowledged \$35.

74 JAN 24 PM 1:30

- 1. NAME IS NOT AVAILABLE.
- 2. Name must include a corporate suffix, INC. or INCORPORATED.
- 3. XX BALANCE DUE: \$3.00 Filing Fee
- 4. The qualification of members must be shown in the articles.
- 5. The number of directors the corporation shall have, cannot be less than three (3), must be shown with a statement designating the total number.
- 6. The articles must state what officers will manage the affairs of the corporation.
- 7. Notary public's acknowledgement is incomplete.
- 8. Notary public's acknowledgement is not acceptable. See attached memorandum.
- 9. All subscribers must sign and their signatures must be notarized.
- 10. XX Resident agent must be designated at the time of filing. See attached for instructions.
- 11. The articles must state by whom and in what manner amendments to the articles of incorporation may be proposed and adopted.
- 12. A non-profit corporation must at all times have at least three directors and three subscribers.
- 13. The copy must be legible for microfilm purposes.
- 14. Other:

JAN 30 2 18 PM '74
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

Sincerely,

RICHARD (DICK) STONE
Secretary of State

Richard Stone
By
David O. ..., Chief
Bureau of Corporation Records

DSJ: mk

Corp. 4
7-30-73

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED.

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said Act:

First--That SAGA BAY PROPERTY OWNERS ASSOCIATION, INC. desiring to organize under the laws of the State of Florida with its principal office, as indicated in the articles of incorporation at City of Coral Gables County of Dade, State of Florida

has named DARREY A. DAVIS

located at 1400 First National Bank Building
(Street address and number of building, Post Office Box address not acceptable)

City of Miami, County of Dade

State of Florida, as its agent to accept service of process within this state.

JUN 30 2 19 PM '74
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

ACKNOWLEDGEMENT: (MUST BE SIGNED BY DESIGNATED AGENT)

Having been named to accept service of process for the above stated corporation, at place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.

By Darrey A. Davis
DARREY A. DAVIS
(Resident Agent)

ARTICLES OF INCORPORATION

of

SAGA BAY PROPERTY OWNERS ASSOCIATION, INC.,
a Florida corporation not for profit

JAN 30 2 19 PM '74
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

ARTICLE ONE

NAME

The name of this corporation shall be SAGA BAY PROPERTY OWNERS ASSOCIATION, INC., hereinafter called the "Association."

ARTICLE TWO

PURPOSES AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the purposes for which it is formed are to hold title to and to provide for the care, maintenance, preservation and use of all areas and facilities for the common or joint use of all residential property owners in a continuous and satisfactory manner, without expense to the general taxpayers of Dade County, within the Saga Bay development complex, as described in the Agreement Governing Land Development made on October 28, 1970, by and between Saga Development Corporation and Dade County, Florida, and recorded in Official Record Book 7135, at Page 609 of the Public Records of Dade County, Florida; and to promote the health, safety and welfare of the residential property owners within the said Saga Bay development and any additions thereto as may be hereafter brought within the jurisdiction of the Association, and for this purpose to:

- (a) Exercise all the powers and privileges and to perform all the duties and obligations of the Association as set forth in the Declaration of Restrictions, Protective Covenants, Saga Bay, Section One, Part One, recorded

in Official Records Book 8272, at Page 409 of the Public Records of Dade County, Florida, called the "Declaration," and all other such Declarations applicable to Saga Bay, or any part or parts thereof, now or hereafter recorded among the Public Records of Dade County, Florida, wherein this Association is named or designated to accomplish the purposes herein set forth.

(b) Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association.

(c) Acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association.

(d) Borrow money, and with the assent of two-thirds (2/3) of each class of members mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred.

(e) Dedicate, sell or transfer all or any part of the common areas to any public agency or authority, for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer, and accepted by such public agency or authority.

(f) Participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional

residential property and common area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members.

(g) Have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by law may now or hereafter have or exercise.

The foregoing powers and duties shall be exercised initially by the Association in connection with Saga Bay, Section One, and all parts thereof, as evidenced by subdivision plats thereof now or hereafter recorded; and thereafter said powers and duties shall be exercised by the Association with respect to all subsequent property described in Declarations and subdivision plats wherein the Association is named and designated.

ARTICLE THREE

MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment by the Association.

ARTICLE FOUR

VOTING RIGHTS

CLASS A. Class A members are all owners with the exception of the Developer and Declarant, Saga Development Corporation, and shall be entitled to one vote for each lot or platted building site owned. When more

than one person holds an interest in any lot or platted building site, all such persons shall be members. The vote for such lot or platted building site shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any lot or platted building site.

CLASS B. The Class B member shall be the Declarant, Saga Development Corporation (as defined in the Declaration), and it shall be entitled to three (3) votes for each lot or platted building site owned by it. The Class B membership shall cease and be converted to Class A membership when all of the residential lots or platted building sites in the entire Saga Bay development have been sold and conveyed to individual purchasers.

ARTICLE FIVE

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of not less than three (3) nor more than nine (9) Directors, who need not be members of the Association. The numbers of Directors may be changed by amendment to the By-Laws of the Association, provided that the number of Directors shall not be less than three (3). The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are:

<u>NAME</u>	<u>ADDRESS</u>
L. E. CASTETTER	2801 Ponce de Leon Boulevard Coral Gables, Florida 33134
HUNTER W. WOLCOTT	2801 Ponce de Leon Boulevard Coral Gables, Florida 33134
LINDA W. PETERSEN	2801 Ponce de Leon Boulevard Coral Gables, Florida

The Declarant and Developer, Saga Development Corporation, shall have the right to appoint the members of the Board of Directors until such time as it ceases to constitute the Class B of the Association.

At the first annual meeting of the members the Directors shall be elected for a term of three years.

ARTICLE SIX

OFFICERS

The officers of the Association shall be a President, a Vice President, a Secretary and Treasurer, and such other officers as the Board of Directors may from time to time create by resolution. Any two or more offices may be held by the same person except the offices of President and Secretary. Officers shall be elected for one year terms by the Board of Directors in accordance with the procedure set forth in the By-Laws of the Association.

The names of the officers who are to manage the affairs of the Association until the first annual meeting of the Board of Directors and thereafter until their successors are duly elected and qualified are:

<u>NAMES</u>	<u>OFFICERS</u>
L. E. CASTETTER	President
HUNTER W. WOLCOTT	Vice President
LINDA W. PETERSEN	Secretary and Treasurer

ARTICLE SEVEN

BY-LAWS

The By-Laws of the Association shall be made, adopted or amended by the Board of Directors, which By-Laws shall be consistent with these articles of incorporation.

ARTICLE EIGHT

CORPORATE EXISTENCE

This Association shall have perpetual existence.

ARTICLE NINE

AMENDMENT TO ARTICLES OF INCORPORATION

These articles may be altered, amended or repealed by resolution of the Board of Directors. No amendment affecting the Declarant and Developer, Saga Development Corporation, shall be effective without its prior written consent.

ARTICLE TEN

DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

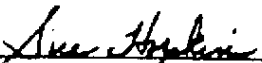
ARTICLE ELEVEN

INDEMNIFICATION

Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees reasonably incurred by or imposed upon him in connection with any proceeding or any settlement thereof, to which he may be a party, or in which he may

subscribers described in and who executed the foregoing Articles of
Incorporation, and they each acknowledged before me that they executed
the same for the purposes therein expressed.

WITNESS my hand and official seal at Miami, Dade County, Florida,
this 11th day of January, 1974.



Notary Public, State of Florida
at Large

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires Jan. 24, 1977
Issued by American Fidelity & Casualty Co.

(NOTARY SEAL)

ANNUAL FILING 1975

50,000-PROFIT CORP.
50,000-NON-PROFIT CORP.

CORPORATION ANNUAL REPORT

MAY 28th 1975

DUE—JAN. 1

DELINQUENT—JULY 1

VALIDATION AREA - DO NOT WRITE IN THIS SPACE

REMIT THIS FORM
A FILING FEE TO:

SECRETARY OF STATE
THE CAPITOL
TALLAHASSEE, FLORIDA
32304

① 728681
CHARTER NUMBER

④

② 01/30/1974
DATE INC. OR IF FOREIGN
DATE QUALIFIED IN FLA.

③ SIC SEE ENVELOPE BACK

③a CHANGE TO:

YEAR OF LA-
FILED IN THE

④ FED. EMPLOYER ID. NO.

⑤ FISCAL CLOSE OF
ACCOUNTING PERIOD (MO)

⑤a CHANGE TO:

1975
YEAR(S) THE
COVERS

⑥ SAGA BAY PROPERTY OWNERS ASSOCIATION, INC.

EXACT
NAME

DO NOT WRITE IN THIS SPACE

FOR DATA

CCB
8/13/75

FLORIDA DEPT. OF STA
CORPORATIONS DIVISION
TALLAHASSEE, FLORIDA

MAY 24 4 03 PM '75

FILED

⑦ IF RESIDENT AGENT AND/OR ADDRESS IS DIFFERENT, WRITE THIS OFFICE AT THE ABOVE ADDRESS FOR PROPER FORMS.

RESIDENT AGENT AND STREET ADDRESS
DAVIS, DARREY A.
1400 FIRST NATIONAL BANK BLDG.
MIAMI, FLA.

PLEASE READ INSTRUCTIONS ON

NOTICE: IN THE FUTURE, ALL MAIL WILL BE ADDRESSED TO THE PHYSICAL STREET ADDRESS OF CORPORATION TO COMPLY WITH THIS REQUIREMENT, PLEASE CHANGE THE MAILING ADDRESS TO REFLECT THE PHYSICAL STREET ADDRESS OF THE PRINCIPAL PLACE OF BUSINESS IF NOT ALREADY STATED.

728681
SAGA BAY PROPERTY OWNERS ASSOC., INC.
C/O DARREY A. DAVIS
1400 FIRST NATIONAL BANK BUILDING
MIAMI, FLA.

⑧a CHANGE TO:
NO P.O. BOX

⑨ OFFICERS/DIRECTORS NAMES

STREET ADDRESS

CITY / STATE

CASSETTA, L.E.

CORAL GABLES, FLA.

PRE

LEWIS, DONALD M.

Miami, Florida

PRE

WILCOTT, HUNTER W.

CORAL GABLES, FLA.

V.P.

PETERSEN, LINDA W.

CORAL GABLES, FLA.

SEC

CAPITAL STOCK

⑩ CAPITAL STOCK (OR NUMBER & BOOK VALUE OF ALL CERTIFICATES OF INTEREST OR PARTICIPATION)
CLAS OR TYPE PAR OR STATED VALUE SHARES AUTHORIZED NUMBER BOOK VALUE

I DECLARE THAT ALL FLORIDA DOCUMENTARY STAMP TAXES APPLICABLE TO STOCK (OR CERTIFICATES OF INTEREST OR PARTICIPATION) TRANSACTIONS (PREVIOUS YEAR HAVE BEEN PAID AS REQUIRED BY CHAPTER 201, FLORIDA) I FURTHER DECLARE THAT I AM THE AUTHORIZED PERSON TO SIGN THE REPORT ENTITY AND THAT IT IS TRUE AND CORRECT.

AUTHORIZED SIGNATURE Linda W. Petersen

TITLE SECRETARY

TEL. NO. 441

DATE

54-3

(1) IF YOU DO NOT HAVE CAPITAL STOCK, DESCRIBE THE GENERAL RULES APPLICABLE TO ALL MEMBERS BY WHICH THE PROPERTY RIGHTS AND INTERESTS OF EACH ARE DETERMINED

CORPORATION ANNUAL REPORT

① **728481**
CHARTER NUMBER

4

② **01/30/1974**
DATE INC. OR IF FOREIGN
DATE QUALIFIED IN FLA.

③ SICC SEE ENVELOPE BACK

1975

YEAR OF LAST REPORT FILED IN THIS OFFICE

④ FED. EMPLOYER ID NO

④ CHANGE TO

③a CHANGE TO:

1976

YEAR(S) THIS REPORT COVERS

⑤ **SAGA BAY PROPERTY OWNERS ASSOCIATION, INC.**

EXACT NAME

PLEASE READ INSTRUCTIONS ON BACK

⑥ **728481**
SAGA BAY PROPERTY OWNERS ASSOC., INC.
C/O DARREY A. DAVIS
1400 FIRST NATIONAL BANK BUILDING
MIAMI, FLA.

ADDRESS

⑥a **STREET ADDRESS CHANGE**
c/o SAGA DEVELOPMENT CORP.
20100 SW 85 AVE.
MIAMI, FLA. 33189

⑦ **DAVIS, DARREY A.**
1400 FIRST NATIONAL BANK BLDG.
MIAMI, FLA.

REGISTERED AGENT AND STREET ADDRESS

⑦a **REGISTERED AGENT NAME CHANGE AND/OR ADDRESS CHANGE**
INCLUDE REGISTERED OFFICE ADDRESS

③ NAMES OF ALL OFFICERS AND DIRECTORS	STREET ADDRESS	CITY / STATE	TITLE (SEE INSTRUCTIONS)
LEE ISIDORO ALONSO	1400 1ST NATL BANK BLDG	MIAMI, FL	PRES
BRONIS S	20100 SW 85 AVE.	MIAMI, FL.	INS
LESTER LINDA		GRAND CAYLES, FL	SEC
GUSMAN MARIYD	20100 SW 85 AVE.	MIAMI, FL.	V.P.
MANLEY BOB	20100 SW 85 AVE.	MIAMI, FLA.	SEC
CRISTOFER L.S.	20100 SW 85 AVE.	MIAMI, FLA.	
LUNA C.F.	20100 SW 85 AVE.	MIAMI, FL.	

I CERTIFY THAT I AM AN OFFICER OF THIS CORPORATION EMPOWERED TO FILE THIS REPORT AS REQUIRED BY CHAPTER 607, FLORIDA STATUTES. I FURTHER CERTIFY THAT MY SIGNATURE ON THIS REPORT SHALL HAVE THE SAME LEGAL EFFECT AS MADE UNDER OATH.

SIGNATURE *[Signature]*
TITLE **Director Sec'y** TEL. NO. **233-**
DATE **FEB 5, 1976**

APPROVED AND FILED
JUN 21 2 45 PM '76
CORPORATION DIVISION
TALLAHASSEE, FLORIDA

SEE IMPORTANT DISSOLUTION NOTICE ON OTHER SIDE



STATE OF FLORIDA
DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
CORPORATION ANNUAL REPORT

1977

Bruce A. Smathers
Secretary of State
Form COR 620

THIS REPORT MUST BE ACCOMPANIED BY A \$5 FEE.

FILED
FEB 22 12 00 AM 1977
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

▶ READ NOTICE AND INSTRUCTIONS ON OTHER SIDE BEFORE MAKING ENTRIES ◀

1. Name and Address of Corporation Principal Office: 726081 SAGA BAY PROPERTY OWNERS ASSOCIATION, INC. C/O SAGA DEVELOPMENT CORP. 20100 S.W. 85 AVENUE MIAMI, FLA. 33189		2. Enter Change of Address of Corporation Principal Office. P.O. Box Number Alone is NOT Sufficient.	
Street Address		P.O. Box No.	
City		State	
Zip Code			
3. Date Incorporated or Qualified To Do Business In Florida: 01/30/1974	4. Federal Employer Identification Number (FEIN)	5. Date of Last Report 1976	

If above address is incorrect in any way, enter the correct address in Item 2. Include Zip Code.

6. Names and Street Addresses of Each Officer and Director				
Names of Officers and Directors	Title	Director (x)	Street Address of Each Officer and Director (Do NOT Use Post Office Box Numbers)	City and State
MILLER, J. BRONISZ	PRES	DIR	20100 S.W. 85 AVE.	MIAMI, FL
VAN HEES, JOHN GUSTMAN, MARTIN	V.P.	DIR	20100 S.W. 85 AVE.	MIAMI, FL
HANLEY, BFA	SECRETARY	DIR	20100 S.W. 85 AVE.	MIAMI, FL
GUSTMAN, MARTIN		DIR	20100 S.W. 85 AVE.	MIAMI, FL
CASTFETER, EE		DIR	20100 S.W. 85 AVE.	MIAMI, FL
LAMB, C F		DIR	20100 S.W. 85 AVE.	MIAMI, FL

7. Registered Agent Information	Name MILLER, J. GAIL, DARREY	Street Address (Do NOT Use P.O. Box Number) 1400 FIRST NATIONAL BANK BLDG.
	City, State and Zip Code MIAMI, FLA.	
If you wish to change Registered Agent on this form, enter all new information here	Name MILLER, J.	Street Address (Do NOT Use P.O. Box Number) 20100 SW 85 AVE.
	City, State and Zip Code MIAMI, FLA.	33189

8. An officer of the Corporation must sign this report. This report must be signed by one of the following: The President, Vice President, Secretary, Assistant Secretary or Treasurer or if the Corporation is in the hands of a receiver or trustee, shall be executed on behalf of the Corporation by the receiver or trustee.

No Other Titles Will Be Accepted. Your Report Will Be Returned If It Does NOT Bear An Authorized Signature.

I Certify That I Am An Officer of the Corporation, the Receiver or Trustee Empowered to Execute This Report as Required by Chapter 607 F.S. I further Certify That I Understand My Signature On This Report Shall Have the Same Legal Effect As If Made Under Oath.

Name of Signing Officer JIM MILLER	Title PRESIDENT	Telephone Number MIAMI 2/22/77
Date 2/22/77		

THIS REPORT MUST BE ACCOMPANIED BY THE \$5 FEE

FILED
WRGD 2 20 1970
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FEB -25 1970 316 ***15

LETTER ¹⁰⁵ Sent
3/4/79
2

REINSTATEMENT
FILED 12/29/70

INVOLUNTARILY
DISSOLVED 12/5/70

Saga Bay Property Owners
Association, Inc.

REINSTATEMENT 15
CUS
72 Privilege Tax
73 Annual Report
74 Annual Report
75 Annual Report
76 Annual Report
77 Annual Report
78 Annual Report 10
79 Annual Report 25
TOTAL
Bal. Due
Refund

12-29-78
RCJ

728681

THE FILING FEE FOR THE 1978 ANNUAL REPORT IS \$10.

STATE OF FLORIDA
DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



CORPORATION ANNUAL REPORT
1978

Bruce A. Smathers
Secretary of State

FD-202 2-317

THIS REPORT MUST BE ACCOMPANIED BY A \$10 FEE (Form COR 820) 12-1-77

▶ READ NOTICE AND INSTRUCTIONS ON OTHER SIDE BEFORE MAKING ENTRIES ◀

1. Name and Address of Corporation Principal Office: 7280HI SAGA BAY PROPERTY OWNERS ASSOCIATION, INC., C/O SAGA DEVELOPMENT CORP., 20100 S.W. 85 AVENUE MIAMI, FLA. 33189	2. Enter Change of Address of Corporation Principal Office, P.O. Box Number Alone is NOT Sufficient.	
	Street Address	
	P.O. Box No.	
	City	
	State	Zip Code

If above address is incorrect in any way, enter the correct address in Item 2. Include Zip Code.

3. Date Incorporated or Qualified To Do Business in Florida	01/30/1974	4. Federal Employer Identification Number (FEIN)	5. Date of Last Report	1977
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6. Names and Street Addresses of Each Officer and Director

Names of Officers and Directors	Title	Director (x)	Street Address of Each Officer and Director (Do NOT Use Post Office Box Numbers)	City and State
MILLER, J.	PRES	X	20100 S.W. 85 AVE.	MIAMI, FLA.
TEMPLE GARWOOD	VP	X	20100 S.W. 85 AVE.	MIAMI, FLA.
CHUCK DAHM	SECRETARY	X	20100 S.W. 85 AVE.	MIAMI, FLA.
JOE McDougall	SECRETARY	X	20100 S.W. 85 AVE.	MIAMI, FLA.
ED. LYNN LIND	DIR	X	20100 S.W. 85 AVE.	MIAMI, FLA.

7. Registered Agent Information If you wish to change Registered Agent on this form, enter all new information here	Name	Street Address (Do NOT Use P.O. Box Number)
	MILLER, J.	20100 S.W. 85 AVE.
	City, State and Zip Code	
	MIAMI, FLA. 33189	
Name	Street Address (Do NOT Use P.O. Box Number)	
City, State and Zip Code		

8. An officer of the Corporation must sign this report. This report must be signed by one of the following: The President, Vice President, Secretary, Assistant Secretary or Treasurer or if the Corporation is in the hands of a receiver or trustee, shall be executed on behalf of the Corporation by the receiver or trustee.
 No Other Titles Will Be Accepted. Your Report Will Be Returned If It Does NOT Bear An Authorized Signature.

I Certify That I Am An Officer of the Corporation, the Receiver or Trustee Empowered to Execute This Report as Required by Chapter 607 F.S. I further Certify That I Understand My Signature On This Report Shall Have the Same Legal Effect As if Made Under Oath.

Typed Name of Signing Officer	Title	Telephone Number
J. MILLER	PRESIDENT	251-9322
Signature	Date	
<i>J. Miller</i>	1/8/79	

NOTE: THE FILING FEE FOR THE 1978 ANNUAL REPORT IS \$10.

THE FILING FEE FOR THE 1978 ANNUAL REPORT IS \$10.

CORPORATION
ANNUAL REPORT



STATE OF FLORIDA
DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

1979

THIS REPORT MUST BE ACCOMPANIED BY A \$10 FEE

DO NOT WRITE IN THIS SPACE

3126 12/16/78 D 78032
GDS
1 35 PM '79
STATE OF FLORIDA

READ NOTICE AND INSTRUCTIONS ON OTHER SIDE BEFORE MAKING ENTRIES
PLEASE STAPLE CHECK TO ANNUAL REPORT

1. Name and Address of Corporation Principal Office:

728681
SAGA BAY PROPERTY OWNERS ASSOC., INC.
C/O SAGA DEVELOPMENT CORP.
20100 S.W. 85 AVENUE
MIAMI, FLA. 33189

If above address is incorrect in any way, enter the correct address
to Item 2; include Zip Code.

2. Enter Change of Address of Corporation Principal Office, P.O. Box Number (None is NOT sufficient).

Street Address
P.O. Box No.
City
State Zip Code

3. Date Incorporated or Qualified To Do Business in Florida

1/30/1974

4. Federal Employer Identification Number (FEIN)

5. Date of Last Report

1978

6. Names and Street Addresses of Each Officer and Director

Names of Officers and Directors	Title	Street Address of Each Officer and Director (Do NOT Use Post Office Box Numbers)	City and State
KORVICK, MARVA WILLER, J.	P/O	20100 S.W. 85 AVE.	MIAMI, FL
BOYCERS, JOHN GARDNER, EUGENE	V/O	20100 S.W. 85 AVE.	MIAMI, FL
NAROFF, ANTHONY DAWN, CHUCK	T/O	20100 S.W. 85 AVE.	MIAMI, FL
MCDUGALL, JOE	S/O	20100 S.W. 85 AVE.	MIAMI, FL
LIND, ED	D	20100 S.W. 85 AVE.	MIAMI, FL
PETERSON, LINDA	D	"	"
PICARD, ROSE	D	"	"

7. Registered Agent Information

If you wish to change Registered Agent on this form, enter all new information below.

Name: ~~WILLER, J.~~ Korvick, Marva
Street Address (Do NOT Use P.O. Box Number): 20100 SW 85 AVE.
City, State and Zip Code: MIAMI, FLA. 33189

Name: Maria Korvick
Street Address (Do NOT Use P.O. Box Number): 7965 S.W. 199 Terr
City, State and Zip Code: Miami, FL 33189

8. See signature restrictions under Instructions on reverse side of this form.

I Certify That I Am An Officer of the Corporation, the Receiver or Trustee Empowered to Execute This Report as Required by Chapter 607 F.S. I further Certify That I Understand My Signature On This Report Shall Have the Same Legal Effects As if Made Under Oath.

Typed Name of Signing Officer

President

Signature

[Handwritten Signature] Marva Korvick

Date

12/17/79

Q
12-3-77

728681

FD

1:35 PM '75

CERTIFICATE CHANGING REGISTERED AGENT OR REGISTERED OFFICE FOR SERVICE OF PROCESS WITHIN THE STATE OF FLORIDA

STATE OF FLORIDA
REGISTERED AGENT

3125 1275E/75 (726-01)

In compliance with Chapter 607.037, Florida Statutes, the following is submitted:

First That The Sago Bay Property Owners Ass.

with its principal place of business at ~~PO Box 114~~ 9765 S.W. 199 Ter
Miami Florida

Cortez State of Florida
(City) (State)

has named MARIA KORVICK
(Registered Agent)

located at 8240 SW 204 ST
(Street Address and Number of building; Post Office Box Addresses are not acceptable)

City of Miami State of Florida

The street address of the registered office and the street address of the business office of the registered agent, as changed, are identical

The Board of Directors authorized the above change.

SIGNATURE Maria Korvick
(President or Vice-President)

DATE _____

SIGNATURE Maria Korvick
(Registered Agent)

DATE _____

FILING FEE \$3.00

RECEIVED
OFFICE OF THE
COMPTROLLER
REVENUE

RECEIVED
OFFICE OF THE
COMPTROLLER
REVENUE

DUE DATE ON OR AFTER JANUARY 1 AND ON OR BEFORE JULY 1 OF EACH YEAR

CORPORATION
ANNUAL REPORT



FLORIDA DEPARTMENT OF STATE
George Firestone
Secretary of State
DIVISION OF CORPORATIONS

1980

THIS REPORT MUST BE ACCOMPANIED BY A \$10 FEE

DO NOT WRITE IN THIS SPACE

FILED

MAY 6 1 07 PM 1980

FLORIDA DEPARTMENT OF STATE
CORPORATIONS DIVISION
TALLAHASSEE, FLORIDA

READ NOTICE AND INSTRUCTIONS ON OTHER SIDE BEFORE MAKING ENTRIES
PLEASE STAPLE CHECK TO ANNUAL REPORT

<p>1. Name and Address of Corporation Principal Office:</p> <p>728681 SAGA BAY PROPERTY OWNERS ASSOC., INC. C/O SAGA DEVELOPMENT CORP. 20100 S.W. 85 AVENUE MIAMI, FLA. 33189</p> <p>If above address is incorrect in any way, enter the correct address in Item 2. Include Zip Code.</p>	<p>2. Enter Change of Address of Corporation Principal Office, P.O. Box Number Alone is NOT Sufficient.</p> <p>Street Address _____</p> <p>P.O. Box No. _____</p> <p>City _____</p> <p>State _____ Zip Code _____</p>
---	---

<p>3. Date Incorporated or Qualified To Do Business in Florida</p> <p>1/30/1974</p>	<p>4. Federal Employer Identification Number (FEIN)</p>	<p>5. Date of Last Report</p> <p>1979</p>
---	---	---

6. Names and Street Addresses of Each Officer and Director

Names of Officers and Directors	Title	Street Address of Each Officer and Director (Do NOT Use Post Office Box Numbers)	City and State
KORVICK, MARIA	P/O	20100 S.W. 85 AVE.	MIAMI, FL
BOYERS, JOHN	V/O	20100 S.W. 85 AVE.	MIAMI, FL
NAMOFF, ANTHONY	T	20100 S.W. 85 AVE.	MIAMI, FL
MCDUGALL, JOE	S/O	20100 S.W. 85 AVE.	MIAMI, FL
PETERSON, LINDA	D	20100 S.W. 85 AVE.	MIAMI, FL
PICARD, ROGER	D	20100 S.W. 85 AVE.	MIAMI, FL

<p>7. Registered Agent Information</p> <p>Name KORVICK, MARIA</p> <p>Street Address (Do NOT Use P.O. Box Number) 7965 SW 199 TERR</p> <p>City, State and Zip Code MIAMI, FLA. 33189</p>	<p>To change the Registered Agent and/or Registered Office a separate statement signed by the new Registered Agent and executed by the President or Vice President of the corporation must be filed with a fee of \$3.</p> <p>GH 5/6/80</p>
---	---

8. See signature restrictions under instructions on reverse side of this form.

I Certify That I Am An Officer of the Corporation, the Receiver or Trustee Empowered to Execute This Report as Required by Chapter 897 F.S. I further Certify That I Understand My Signature On This Report Shall Have the Same Legal Effects As if Made Under Oath.

<p>Typed Name of Signing Officer John H. Boyer</p>	<p>Title President</p>	<p>Telephone Number 233-1074</p>
<p>Signature <i>John H. Boyer</i></p>		<p>Date 3-9-80</p>

DO NOT WRITE IN THIS SPACE

728681 04-10-80 2 6 1091 10.00

APPROVED
AND
FILED

SEP 7 12 37 PM 1982

STATE
DIVISION
TALLAHASSEE, FLORIDA
SECRETARY & CUS Sent

Print out sent 9/19 985

REINSTATEMENT
FILED 9/7/92

INVOLUNTARILY
DISSOLVED 12/16/91

Saga Bay Property Owners Association, Inc.

- REINSTATEMENT **15**
- CUS
- REGISTERED AGENT **3**
- 72 Privilege Tax
- 73 Annual Report
- 74 Annual Report
- 75 Annual Report
- 76 Annual Report
- 77 Annual Report
- 78 Annual Report
- 79 Annual Report
- 80 Annual Report
- 81 Annual Report **10**
- 82 Annual Report **10**
- TOTAL **38**
- Refund

006 1704 9/03/82

15.00

*9-8
②B*

728681

DUE DATE ON OR AFTER JANUARY 1 AND ON OR BEFORE JULY 1 OF EACH YEAR

CORPORATION
ANNUAL REPORT



FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

1981-1982

RECEIVED
FILED
JUL 7 1982
TALLAHASSEE, FLORIDA

Read Notice and Instructions on Other Side Before Making Entries
Filing Fee of \$10 Required - Make Checks Payable To: Secretary of State

729691

Saga Bay Property Owner's Corp.
Box 725
Miami, Florida 33189

19940 94 Ave SW

Same

1. Name of Corporation as Filed in Original Certificate of Incorporation
2. State of Incorporation
3. Date of Incorporation
4. Date of Filing of this Report
5. Fiscal Year
6. Nature of Business
7. Registered Agent
8. Registered Office
9. Other Change of Address
10. Other Change of Name
11. Other Change of Officers
12. Other Change of Directors

Name of Shareholder	Address	City	State	Zip
Julia Downs	Pres 7964 SW 199 Terr	Miami	FL	
Hampton Becker	V/F 9004 SW 199 Terr	"	"	
Frieda Calhoun	Ex 98 Mbr 20110 SW 84 Pl	"	"	
Robert Barp	" " 8414 SW 200 Terr	"	"	
Vic Logan	" " 20020 SW 82 Ave	SW 1704	SW 8152	
Anthony Maroff, (Dr.)	" " 8104 SW 199 Terr	"	"	
Richard Thompson	" " 19914 SW 80 Ct	SW 1704	SW 8152	
Vel Thornton	" " 8214 SW 206th Terr	"	"	
Brian Friedman	" " 19930 SW 81 Ct	SW 1704	SW 8152	

Registered Agent Information

Name and Address of Current Registered Agent
 Name and Address of Former Registered Agent
 Julia Downs
 7964 S. W. 199 Terrace
 Miami, Florida 33189

I, the undersigned, being a director or officer of the corporation, do hereby certify that the foregoing is a true and correct statement of the facts as the same appear from the records of the corporation.

SIGNATURE: *Julia Downs*
 (Registered Agent Accepting Appointment) DATE:

\$1.00 additional fee required for Registered Agent changes.

See signature instructions under instructions on reverse side of this form.

I Certify That I Am An Officer of the Corporation, the Receiver or Trustee Empowered to Execute This Report as Required by Chapter 607, F.S. and Further Certify That I Understand My Signature On This Report Shall Have the Same Legal Effect as if Made Under Oath.

Signature: *Julia Downs* Date: *July 3, 1982*
 Typed Name of Signer: Julia Downs Title: President Telephone No.: 305 232-1513

INCORPORATION
ANNUAL REPORT
1983



FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

APR 13 1983

Read Notice and Instructions on Other Side Before Making Entries
Filing Fee of \$10 Required — Make Checks Payable To: Secretary of State

728681
SAGA BAY PROPERTY OWNERS ASSOC., INC.
19940 84TH AVENUE, SW
BOX 725
MIAMI, FL 33189

7964 SW 199th Terrace
Miami
Fl. 33189

01/30/1974

09/07/1982

DOWNNS, JULIA	P	7964 SW 199TH TERRACE	MIAMI, FL
BOOKER, HAMPTON	V	8004 SW 199TH TERRACE	MIAMI, FL
EARP, ROBERT	D	8414 SW 200TH TERRACE	MIAMI, FL
THOMPSON, RICHARD	D	1914 SW 80TH COURT	MIAMI, FL
THORNTON, VEL	D	8314 SW 206TH TERRACE	MIAMI, FL
FRIEDMAN, BRIAN	D	19930 SW 81ST COURT	MIAMI, FL
<i>Smith, Patricia</i>	S	19940 SW 84 Ave	<i>Miami, FL</i>

Registered Agent Information

DOWNNS, JULIA
7964 SW 199TH TERRACE
MIAMI, FL.

Patricia Smith
19940 SW 84 Ave
Miami, Fl 33189

Patricia Smith

11 25/83

1/26/83

\$3.00 additional fee required for Registered Agent changes.

Patricia Smith
Patricia Smith

Secretary

1/27/83
253-0446

DUE DATE ON OR AFTER JANUARY 1 DELINQUENT AFTER JANUARY 15, 1984

CORPORATION
ANNUAL REPORT
1984



FLORIDA DEPARTMENT OF STATE
George F. Malone
Secretary of State
DIVISION OF CORPORATIONS

FILED
JUN 11 1984

Read Notice and Instructions on Other Side Before Making Entries.
Filing Fee of \$10 Required — Make Checks Payable To: Secretary of State

1. Name and Address of Corporation Principal Officer:

72868
SAGA BAY PROPERTY OWNERS ASSOCIATION, INC.
7964 S.W. 199TH TERRACE
MIAMI, FL 33189

2. Enter Change of Address of Corporation, P.O. Box Office, P.O. Box Number, Avenue or Street, City, State, and Zip Code.

Street Address: 72868
P.O. Box No.:
City:
State: FL 33189

If above address is incorrect in any way, enter the correct address in item 2. Include Zip Code.

3. Date Incorporated or Qualified To Do Business in Florida: 01/30/1974

4. Federal Employer Identification Number (EIN):

5. Date of Last Report: 04/18/1983

6. Names and Street Addresses of Each Officer and Director, as of December 31, 1983

Names of Officers and Directors	Title	Street Address of Each Officer and Director (Do NOT Use Post Office Box Number)	City and State	Zip Code
1 THOMPSON, RICHARD	D	1814 SW 88TH COURT	MIAMI, FL	0000
2 EARP, ROBERT	D	8414 S W 200TH TERRACE	MIAMI, FL	0000
3 SMITH, PATRICIA	S	19940 S W 84 AVE	MIAMI, FL	0000
4 DOWNS, JIM	R	7964 SW 199TH TERRACE	MIAMI, FL	0000
5 THORNTON, VERA	D	8214 SW 286TH TERRACE	MIAMI, FL	0000
6 ROOKER, HAMPTON	V	8004 S W 199TH TERRACE	MIAMI, FL	0000
Seely, Mario	D	8271 SW 205th Street	Miami, FL	
Happen, Annetto	D	8005 SW 199 Terrace	Miami, FL	
Edley, Corraine	D	7960 SW 196 Terrace	Miami, FL	

7. Name and Address of Current Registered Agent

PATRICIA, SMITH
19940 S W 84 AVE
MIAMI, FL 33189

8. Name and Address of New Registered Agent

Name:
Street Address (Do NOT Use P.O. Box Number):
City, State and Zip Code:

9. Pursuant to the provisions of Sections 607.034 and 607.037, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits this statement for the purpose of changing its registered officer or registered agent, or both, in the state of Florida.

Such change was authorized by resolution duly adopted by its board of directors on _____

SIGNATURE _____ DATE _____
(Registered Agent Accepting Appointment)

\$3.00 additional fee required for Registered Agent changes.

10. See signature restrictions under instructions on reverse side of this form.

I Certify That I Am An Officer of the Corporation, the Recorder or Trustee Empowered to Execute This Report as Required by Chapter 607.15
I Further Certify That I Understand My Signature On This Report Shall Have the Same Legal Effects As if Made Under Oath

Patricia Smith Date: *June 11, 1984*

Name of Signing Officer: Patricia Smith Title: Secretary Telephone Number: 253-0446

11. Would you desire a certificate of status check the box below and include an additional \$5.00 with your payment

CERTIFICATE OF STATUS DESIRED

\$5 Additional fee required for certificates

DUE DATE ON OR AFTER JANUARY 1 DELINQUENT AFTER JULY 1 OF EACH YEAR

CORPORATION

ANNUAL REPORT
1985



FLORIDA DEPARTMENT OF STATE
George Firestone
Secretary of State
DIVISION OF CORPORATIONS

FILED

Read Notice and Instructions on Other Side Before Making Entry
Filing Fee of \$20 Required — Make Checks Payable To: Secretary of State

JUN 28 AM 10:37

1. Name and Address of Corporation Principal Office: **128681**
Saga Bay Property Owner's Association, Inc.
 2. Enter Office Building or Apartment Number, if Sufficient: **SECRETARY OF STATE**
FALL HARBOR, FLORIDA
 Street Address: **8251 S.W. 205 St.**
 P.O. Box No.: **P.O. Box 725 Miami 33157**
 City: **Miami,**
 State: **Florida** Zip Code: **33189**

3. Date Incorporated or Qualified To Do Business in Florida: **1-30-1974**
 4. Federal Employer Identification Number (FEIN): **59-2102284**
 5. Date of Last Report: **5-16-1985**

6. Names and Street Addresses of Each Officer and Director, as of December 31, 1984.

Names of Officers and Directors	Title	Street Address of Each Officer and Director (Do NOT Use Post Office Box Numbers)	City and State
Anthony V. Namoff	P	8104 S. W. 199 Terrace	Miami, Fl.
Billy R. Bidle	V	19821 S. W. 81 Court	Miami, Fl.
Hampton G. Booker	D	8004 S. W. 199 Terrace	Miami, Fl.
Arthur G. Brooks	D	8030 S. W. 196 Terrace	Miami, Fl.
Julia Downs	D	7964 S. W. 199 Terrace	Miami, Fl.
Ron P. Ehret	D	8031 S. W. 197 Terrace	Miami, Fl.
Hector Garcia	D	12890 S. W. 192 Street	Miami, Fl.
Xavier Williams	D	8004 S. W. 198 Terrace	Miami, Fl.
Sandy Wolfe	D	7975 S. W. 198 Terrace	Miami, Fl.

7. Name and Address of Current Registered Agent: **Patricia Smith**
19940 S. W. 84 Ave.
Miami, Fl. 33189
 8. Name and Address of New Registered Agent: **Marilu Belaval**
8251 S. W. 205 Street
Miami, Fl. 33189

9. Pursuant to the provisions of Sections 607.034 and 607.037, Florida Statutes, the above-named corporation, organized under the laws of the State of Florida, submits this statement for the purpose of changing its registered officer or registered agent, or both, in the state of Florida. Such change was authorized by resolution duly adopted by its board of directors on **6-1-85**.
 I hereby accept the appointment of registered agent, I am familiar with, and accept the obligations of, Section 607.025 F.S.
 SIGNATURE: **Marilu Belaval** DATE: **6-19-85**
 (\$3.00 additional fee required for Registered Agent changes.)

10. I Certify That I Am An Officer of the Corporation, the Receiver or Trustee Empowered to Execute This Report as Required by Chapter 607 F.S. I further Certify That My Signature On This Report Shall Have the Same Legal Effects As If Made Under Oath.
 Signature: **Anthony V. Namoff** Date: **6-19-85**
 Name of Signing Officer: **Anthony V. Namoff** Title: **President** Telephone Number: **253-4381 (305)**

DUE DATE ON OR AFTER JANUARY 1 DELINQUENT AFTER JULY 1 OF EACH YEAR

CORPORATION
ANNUAL REPORT
1986



FLORIDA DEPARTMENT OF STATE
George F. Forsberg
Secretary of State
DIVISION OF CORPORATIONS

Read Notice and Instructions on Other Side Before Making Entries
Filing Fee of \$20 Required - Make Checks Payable To: Secretary of State

1. Name and Address of Corporation Principal Office

726581 B
SACA BAY PROPERTY OWNERS ASSOCIATION, INC.
3251 S.W. 205 ST.
P.O. BOX 725 (MIAMI 33517)
MIAMI, FL 33189

2. Enter Change of Address of Corporation Principal Office, P.O. Box Number Alone is NOT Sufficient

Street Address 21

P.O. Box No 22

P.O. Box 725 (Miami 33517)

City and State 23

Zip Code 24

If above address is incorrect in any way, enter the correct address
within 2. Include Zip Code

3. State of Incorporation or Qualified
Under Florida Law

01/30/1974

4. Federal Employer
Identification Number (FEIN)

59-2102284

5. Date of
Last Report

06/28/1985

6. List Street Addresses of Each Officer and Director, as of December 31, 1985

Names of Officers and Directors	Title	Street Address of Each Officer and Director (Do NOT Use Post Office Box Numbers)	City and State	Zip Code
HEOFF, ANTHONY V.	P	8104 S.W. 199 TERR.	MIAMI, FL	00000
BIGLE, BILLY R.	V	19221 S.W. 81 COURT	MIAMI, FL	00000
KNAPP, JUDITH	V	7964 S.W. 199 TERRACE	MIAMI, FL	00000
SPENCER, PATRICK S.	S	8836 S.W. 196 TERR	MIAMI, FL	00000
GARCIA, HECTOR	D	10300 SUNSET DR.	MIAMI, FL	00000
DOUG, JULIA	D	7964 S.W. 196 TERR	MIAMI, FL	00000
WILLIAMS, XAVIER	D	8004 S.W. 198 TERR.	MIAMI, FL	00000
BRETT, BEN R.	D	8831 S.W. 197 TERR	MIAMI, FL	00000
COOBNE, JEFFREY	D	8241 S.W. 203 ST.	MIAMI, FL	00000
BOOKER, HAYTON G.	D	8004 S.W. 199TH TERRACE	MIAMI, FL	00000
BIRD, ROBERT	D	8131 S.W. 203 ST.	MIAMI, FL	00000
PHUNG, GREGORY	D	8325 S.W. 197 TERR	MIAMI, FL	00000

REGISTERED AGENT INFORMATION

A Name and Address of Current Registered Agent

BELOVAL, MARIJU
3251 S.W. 205 STREET
MIAMI, FL 33189

B Name and Address of New Registered Agent

Name B1

Street Address (Do NOT Use P.O. Box Numbers) B2

City and State B3

FL

Zip Code B4

I, the undersigned, in pursuance of Sections 601.034 and 601.037, Florida Statutes, the above-named corporation incorporated under the laws of the State of Florida, do hereby authorize the purpose of changing its registered office or registered agent, or both, in the State of Florida.

This authorization is authorized by resolution duly adopted by its board of directors on _____

and by the appointment of registered agent I am familiar with and accept the obligations of Section 601.024, F.S.

Signature of Registered Agent Accepting Appointment

DATE

\$3.00 additional fee required for Registered Agent changes.

10. See signature required and order instructions on reverse side of this form.

I hereby declare I am An Officer of the Corporation, The Receiver or Trustee Empowered to Execute This Report as Required by Chapter 601, F.S. and I fully understand My Signature On This Report Shall Have the Same Legal Effects As if My Name Were That of the Issuing Entity as Listed in Block 6.

ANTHONY V. NAMOFF

PRESIDENT

APRIL 5, 1986

(305) 293-4381

FILE NOW! ANNUAL REPORT DELINQUENT AFTER JULY 31, 1987

RECEIVED AND FILED

1987 FEB -9 PM 1:32

REGISTRATION
ANNUAL REPORT
1987



FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS AND
REGISTRATION

STATE
DIVISION
Lester Changel of Address ST. Corporation Principal
Office, P.O. Box Number Above is NOT Software!

Read Notice and Instructions on Other Side Before Making Entries
Filing Fee of \$25 Required - Make Checks Payable To: Secretary of State

728681
MGA BAY PROPERTY OWNERS ASSOCIATION, INC.
1651 S.W. 205 ST.
P.O. BOX 725 (MIAMI, FL 33157)
MIAMI, FL 33199

Street Address 21
P.O. Box No. 22
City and State 23
Zip Code 24

If you are adding or changing items, write the correct address
on the 2 back of this form

Registration Date 01/30/1974
Federal Employer Identification Number 59-2102284
Date of Last Report 04/24/1986

Name	Sex	Street Address of Each Owner and Director (Do NOT list P.O. Box Numbers)	City and State	Zip Code
BRIDGF, ANTHONY V.	M	8104 S.W. 199 TERR.	MIAMI, FL	00000
HARR, JUDITH	F	7964 S.W. 199 TERRACE	MIAMI, FL	00000
GARCIA, HECTOR	M	10300 SUNSET DR.	MIAMI, FL	00000
EDMS, JULIA	F	7964 S.W. 196 TERR.	MIAMI, FL	00000
BOUCHE, JEFFREY	M	8241 S.W. 203 ST.	MIAMI, FL	00000
BYKER, HAYTON G.	M	8004 S.W. 199TH TERRACE	MIAMI, FL	00000

REGISTERED AGENT INFORMATION

Name and Address of Registered Agent
BEAVAL, MARILU
8251 S.W. 205 STREET
MIAMI, FL 33169

Name of Registered Agent
Street Address (Do NOT list P.O. Box Number)
City and State
Zip Code

This form is required by Sections 607.04 and 607.05, Florida Statutes. The above named corporation, incorporated under the laws of the State of Florida, submits this report in compliance with the provisions of the Florida Statutes. The information furnished by this report is true and correct to the best of the knowledge of the registrant. The registrant is not liable for the accuracy of the information furnished by this report.

\$3.00 additional fee required for Registered Agent changes.

Copy of this report is filed with the Department of State and is available for inspection by the public. This report is required by Chapter 607, F.S. and is subject to the provisions of the Florida Statutes. This report shall have the same legal effect as if made under oath.

Maria Beval

Date 1-27-87

\$3 Additional Fee required for a Certificate of Good Standing

FILE NOW! ANNUAL REPORT DELINQUENT AFTER JULY 1ST.

ANNUAL REPORT
1988



FLORIDA DEPARTMENT OF BANKING AND FINANCE
DIVISION OF COMMERCE

Filing Fee of \$25 Required - Make Checks Payable To: Secretary of State

724691
LADA BAY PROPERTY OWNERS ASSOCIATION, INC.
4251 S.W. 205 ST.
P.O. BOX 725 (MIAMI, FL 33157)
MIAMI, FL 33189

8107 SW 203 ST

33189

01/30/1974

49-2102284

02/23/1987

RAVA, JOHN

PRES

19831 SW 84 AVE

8004 S.W. 198 TERR.

MIAMI, FL.

BURNS, GREGORY

D

5325 S.W. 137 TERR.

MIAMI, FL.

GARCIA, HECTOR SR.

UP

8405 NW 53 ST. SUITE 8240

10500 SUNSHY DR., STE. 333

MIAMI, FL.

06001

JAMES DAUTEL, JAMES

D

20300 SW 80 AVE

34400 SUNSHY DR., STE. 333

MIAMI, FL.

MOSE, DONNA

D

8224 SW 201 TERR.

2911 S.W. 84 AVE.

MIAMI, FL.

LYONS, FAY

D

20320 SW 80 AVE

7451 21RD. HWY. STE. 200

MIAMI, FL.

REGISTERED AGENT INFORMATION

BATES, KATE H.

8107 SW 203 ST.

MIAMI

FL 33189

AUG - 87

Kate H. Bates

3/29/88

Kate H. Bates

KATE H. BATES

SECTY - TREAS

253-0446



FILE NOW! ANNUAL REPORT DELINQUENT AFTER JULY 1ST

CORPORATION
ANNUAL REPORT
1989



FLORIDA DEPARTMENT OF STATE
Jay Smith
Secretary of State
DIVISION OF CORPORATIONS

Postage and Insurance on Other Side Below Mailing Firm's
Postage Fee of \$35 Required — Make Checks Payable To: Secretary of State

Address of Registered Agent or Office

ZIP + 4

728681 9
SAGA BAY PROPERTY OWNERS ASSOCIATION, INC.
8107 S.W. 203RD ST.
P.O. BOX 725 (MIAMI, FL 33157)
MIAMI, FL 33189

Enter Office or Address of Corporation
Office of the Secretary of State
3000 Atlantic Blvd.
Miami, Florida 33133
Phone (305) 375-2000

01/30/1974 59-2102284 04/22/1988

- P ~~RAWA, JOHN~~ ----- 19831 S.W. 81TH AVENUE ----- MIAMI, FL.
- S Levine, Carole ----- 9324 S.W. 171 Terrace ----- Miami, FL.
- D BURNS, GREGORY ----- 8325 S.W. 197 TERR. ----- MIAMI, FL.
- D/P ~~GARCIA, HECTOR SR.~~ ----- 8405 N.W. 53RD STREET ----- MIAMI, FL.
- B Garcia, Hector SR. ----- 8405 N.W. 53 rd Street ----- Miami, FL.
- D DAUTEL, JAMES ----- 20300 S.W. BOTH AVENUS ----- MIAMI, FL.
- D ~~MOSER, DONNA~~ ----- 8224 S.W. 201TH TERRACE ----- MIAMI, FL.
- M Moser, Donna ----- 8224 S.W. 201 th Terrace ----- Miami, FL.
- D ~~LYONS, FAY~~ ----- 20320 S.W. 80TH AVENUE ----- MIAMI, FL.
- S Lyons, Fay ----- 20320 S.W. 80 th Ave ----- Miami, FL.

00000

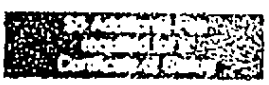
REGISTERED AGENT INFORMATION

BATES, KATE H.
8107 S.W. 203RD ST
MIAMI, FL 33189

FL

Fay C Lyons

2/20/89



FILE NOW! THIS ANNUAL REPORT WILL BE DELINQUENT AFTER JULY 1ST

FLORIDA

**CORPORATION
ANNUAL REPORT
1990**



DEPARTMENT OF STATE
Jim Smith
Secretary of State
DIVISION OF CORPORATIONS

1990 MAR 19 7 41:00

Filing Fee of \$35 Required - Make Checks Payable To: Secretary of State

Name of Corporation Principal Office: **728681 8**
 ZIP + 4 PRESORT
SAGA BAY PROPERTY OWNERS ASSOCIATION, INC.
8107 S.W. 203RD ST
P.O. BOX 725 (MIAMI, FL 33157)
MIAMI, FL 33189-2652

FLORIDA DEPARTMENT OF STATE
CORPORATIONS DIVISION
 If Address in Part 2 is different from any other address listed on this report, P.O. Box number should be NOT used. If the address of the corporation can be changed only by filing an amendment.
 Street Address: **20320 S.W. 80 Ave**
P.O. Box 725 Miami, FL 33189
 P.O. Box No: **725**
Miami, FL
 City and State: **MIAMI, FL**
33157
 Zip Code: **33157**

1. Date of Filing: **01/30/1974** 2. FEI Number: **59-2102284** 3. FEI Number Applied For: **59-2102284**

Name of Officers and Directors	Street Address of Each Officer and Director (Do NOT Use Post Office Box Numbers)	City and State
S RAYA, JOHN	8324 S.W. 171 TERRACE	MIAMI, FL.
T D Schurger, Ron	20400 S.W. 80 th Ave	Miami, Fl.
D BURNS, GREGORY	8325 S.W. 197 TERR.	MIAMI, FL.
D GARCIA, HECTOR SR	8405 N.W. 53RD STREET	MIAMI, FL 00000
V P D Santiago, Arturo	8114 S.W. 205 Terr	
D DAUTEL, JAMES	20300 S.W. BOTH AVENUE	MIAMI, FL.
V MOSER, DONNA	8224 S.W. 201th TERRACE	MIAMI, FL.
P D Moser, Donna	8224 S.W. 201 th Terr	Miami, Fl. 33189
T LYONS, FAY	20320 S.W. BOTH AVENUE	MIAMI, FL.
S D Levine, Carole	8141 S.W. 203 St.	Miami, FL

REGISTERED AGENT INFORMATION

Name and Address of Current Registered Agent:
BATES, KATE H.
8107 S.W. 203RD ST
MIAMI, FL 33189

Name and Address of Former Registered Agent:
Lyons, Fay C.
 Street Address: **20320 S.W. 80 th Ave**
Miami, Fl.
 City and State: **FL 33189**

I, the undersigned, being a resident of the State of Florida, do hereby certify that the above named corporation, incorporated under the laws of the State of Florida, is a corporation organized and existing under the laws of the State of Florida.

Fay C. Lyons
 Registered Agent

DATE: **2/14/90**

Kate H. Bates
 President

2/14/90
251-0446

FILE NOW! CORPORATE STATUS WILL BE DELINQUENT AFTER JULY 1ST.

ANNUAL REPORT
1991



Secretary of State
DIVISION OF CORPORATIONS

FILING FEE OF \$61.25 REQUIRED

Name and Mailing Address of Corporation **DOCUMENT # 728881 (8)**

SAGA BAY PROPERTY OWNERS ASSOCIATION, INC.
20320 SW 80 AVE
MIAMI, FL 33157

DO NOT WRITE IN THIS SPACE

2 If Address in Block 1 is different from any address on a business license, P.O. Box is acceptable. The name of the corporation can be changed only by filing an amendment.

21 Street Address

22 P.O. Box No.

23 City and State

24 Zip Code

If above address is a correction in any way, enter the correct address in item 2, include Zip Code

Date of Incorporation or Organization in the State of Florida: **01/30/1974** 4 FEI Number: **59-2102284** 5 **\$8.75 Additional Fee required by a Certificate of Status**

Name and Street Address of Each Officer and Director (Do not use any variation from the 1987 Governing Documents)

No.	Titles of Officers and Directors	Street Address of Each Officer and Director (Do NOT use P.O. Box for home)	City and State
T/D	SCHURGER, RON	20400 SW 80TH AVE	MIAMI, FL.
D	BURNS, GREGORY	8325 S.W. 197 TERR.	MIAMI, FL.
D	GETTER, MARY	8010 S.W. 196 TERR.	MIAMI, FL.
V/P/D	SANTIAGO, ARTURO	8114 SW 205 TERR.	MIAMI, FL 00000
D	DAUTEL, JAMES	20300 S.W. 80TH AVENUE	MIAMI, FL.
T/D	MOSER, DONNA	8224 S.W. 201TH TERRACE	MIAMI, FL.
P/D	LEVINE, CAROLE	8141 SW 203 ST	MIAMI, FL.

REGISTERED AGENT INFORMATION

LYONS, FAY C
20301 SW 80THA VE
MIAMI, FL 33189

FL

This corporation is in compliance with Sections 607.01, 607.02, and 607.03 of the Florida Statutes, and the provisions of the Florida Statutes relating to the preparation of the annual report of a corporation, and the filing of the same with the Secretary of State, and the payment of the fee thereon, and the filing of the same with the Secretary of State, and the payment of the fee thereon, and the filing of the same with the Secretary of State, and the payment of the fee thereon.

SIGNATURE *Fay C. Lyons* DATE *3/19/90*

SIGNATURE *Donna Moser* DATE *3/19/90*

MOSER, DONNA PRESIDENT 305 235-1704

FILING FEE OF \$61.25 REQUIRED - Make Checks Payable To: Secretary of State \$8.75 Additional Fee required by a Certificate of Status

FILE NOW! CORPORATE STATUS WILL BE DELINQUENT AFTER JULY 1ST.

APPROVED

ANNUAL REPORT
1992



Secretary of State
DIVISION OF CORPORATIONS

APR 27 PM 3:38

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILING FEE \$61.25. Make Payable To: Secretary of State

1. Principal Mailing Address of Corporation **DOCUMENT # 728681 (8)**
SAGA BAY PROPERTY OWNERS ASSOCIATION, INC.
20320 SW 80 AVE
MIAMI FL 33189-2142

2. If Address on Block 1 is incorrect, please check and correct. If correct, please check and correct. If incorrect, please check and correct. If correct, please check and correct.

21. Mailing Address

22. P.O. Box No.

23. City, State, Zip

3. Date of Preparation of Statement
In the Division of Corporations **01/30/1974**

4. Filing Date **03/22/1991** 5. Filing Number **59-2102284** 6. Filing Fee **\$8.78**

1	2	3	4
Name of Officers and Directors	Street Address of Each Officer and Director (Do NOT Use Post Office Box Numbers)	City and State	
D TD SCHURGER, RON	20400 SW 80TH AVE	MIAMI, FL.	
D S/D GETTER, MARY	8810 S.W. 196 TERR	MIAMI, FL.	
S/D Jerrel Debby	8135 S.W. 206 Terr.	Miami, FL.	
V/P/D SANTIAGO, ARTURO	8114 SW 205 TERR.	MIAMI, FL	00000
T/D DAUTEL, JAMES	20300 S.W. 80TH AVENUE	MIAMI, FL.	
P/D MOSER, DONNA	8224 S.W. 201TH TERRACE	MIAMI, FL.	
S/D LEVINE, CAROLE	8141 SW 203 ST	MIAMI, FL.	

REGISTERED AGENT INFORMATION

7. Name and Address of Current Registered Agent

LYONS, FAX C
20301 SW 80TH VE
MIAMI, FL 33189

81. Name

82. Street Address 1 (Do NOT Use P.O. Box Numbers)

83. Street Address 2 (Do NOT Use P.O. Box Numbers)

84. City

85. State **FL**

9. I, the undersigned, being a resident of this State, do hereby certify that the foregoing is a true and correct copy of the report of the corporation as required by law, and that the same is a true and correct copy of the report of the corporation as required by law, and that the same is a true and correct copy of the report of the corporation as required by law.

10. This corporation has liability for unpaid taxes under S. 100.002, Florida Statutes. Yes No (Use other law for information)

11. I, the undersigned, being a resident of this State, do hereby certify that the foregoing is a true and correct copy of the report of the corporation as required by law, and that the same is a true and correct copy of the report of the corporation as required by law, and that the same is a true and correct copy of the report of the corporation as required by law.

SIGNATURE *Ronald P. Schurger* 4/22/92
Ronald P. Schurger TREASURER 305 232 5639
 RONALD P. SCHURGER

File Now. Filing Fee after May 1 is \$225.00

FILED

93MAY-1 AM11:01

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

1993

DOCUMENT # 719681

SAGA BAY PROPERTY OWNERS ASSOCIATION, Inc.
POST OFFICE BOX 725 MIAMI, FL. 33157

1. FILING FEE \$225.00	2. ANNUAL REPORT \$61.25 + \$139.75 CORPORATION SUPPLEMENTAL FEE MAKE CHECK PAYABLE TO DEPARTMENT OF STATE	3. CORPORATION NUMBER 59 2102284	4. ADDITIONAL FEES \$8.75 Additional Fee (Recorded)
5. STATE OF FLORIDA	6. COUNTY OF MIAMI	7. CITY OF MIAMI	8. ZIP CODE 33189
9. Name and Address of Current Registered Agent FAY C. LYONS 10391 N.W. 36 St. Coral Springs Fl. 33065	10. Name and Address of New Registered Agent STEVE FRANZONE 8304 S.W. 206 Terr. Miami, FL, 33189	11. SIGNATURE OF NEW REGISTERED AGENT <i>Steve Franzone</i> 4/15/93	

FAY C. LYONS
10391 N.W. 36 St. Coral Springs Fl. 33065

STEVE FRANZONE
8304 S.W. 206 Terr. Miami, FL, 33189

MIAMI FL 33189 U.S.

PRESIDENT
STEVE FRANZONE
8304 S.W. 206 TERR.
MIAMI, FL. 33189

SECRETARY
CHUCK POOLE
8330 S.W. 63 PL.
MIAMI, FL. 33143

VICE PRESIDENT
~~3600 BAY WAY~~ x TIM SANDERS
3600 BAY WAY
COOPER CITY, FL. 33026

TREASURER
KEITH WARNER
7940 S.W. 198 ST
MIAMI, FL. 33189

D
LEE LYONS
20401 S.W. 81 AVE
MIAMI, FL. 33189

D
PHIL BATES
8107 S.W. 203 St.
MIAMI, FL. 33189

D
DONNA MOSER
20320 S.W. 80 Ave
MIAMI, FL. 33189

SECRETARY OF STATE
TALLAHASSEE, FLORIDA
905-217-1221

PB 5/1/93

SIGNATURE *Steve Franzone*
STEVE FRANZONE PRESIDENT

4/15/93

FILE NOW: FILING FEE AFTER MAY 1 IS \$225.00

APPROVED AND FILED

91 FEB 28 PM 3:50

SECRETARY OF STATE
TALLAHASSEE, FLORIDA



ANNUAL REPORT
1994

Secretary of State
DIVISION OF CORPORATIONS

DOCUMENT #
728681 (8)

SEASIDE PROPERTY OWNERS ASSOCIATION, INC.

Principal Place of Business
P.O. BOX 725
MIAMI FL 33157

DO NOT WRITE IN THIS SPACE

3. Date of Incorporation or Qualification 01/30/1974	34. Date of Last Report 05/01/1993
4. FEI Number 58-2102284	Approved For Not Approved
5. Certificate of Status Dated \$8.75 Additional Fee Required	6. For Nonprofits: Filing Fee For Corporations <input type="checkbox"/> \$5.00 May Be Added to Fees <input type="checkbox"/>
7. Nonprofit Exempt from \$158.75 Supplemental Fee <input type="checkbox"/>	8. This corporation has liability for nonpayment of taxes for 1993: Florida Siblings <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

21. P.O. Box 570725	26. P.O. Box 570725
22. MIAMI FL	27. MIAMI FL
23. 33257-0725	28. 33257-0725
29. DADE	30. DADE

9. Name and Address of Current Registered Agent FRANZONE, STEVE 8304 S.W. 208TH TERR MIAMI FL 33189	10. Name and Address of New Registered Agent
--	--

12. OFFICERS AND DIRECTORS	13. CHAIRMAN, OFFICERS AND DIRECTORS
P FRANZONE, STEVE 8304 S.W. 208TH TERR MIAMI FL	11300
S POOLE, CHUCK 8330 S.W. 63RD PL MIAMI FL	12 NAME
D LYONS, LEE 20401 S.W. 81ST AVE. MIAMI FL	13 STREET ADDRESS
D MOSER, DONNA 20320 S.W. 80TH AVE MIAMI FL	14 CITY STATE
V/P SANDERS, TIM 3600 BAY VIAL COOPER CITY, FL	15 ZIP
D BATES, PHIL 8107 S.W. 203RD ST. MIAMI FL	16 NAME

SINCE WE HAVE MORE
THAN 6, PER
INSTRUCTION 12
(WHICH IS CONFUSING!)
WE ARE LISTING ALL
DIRECTORS ON ATTACHED
SHEET. KW TREASURER
1/14/94.

SIGNATURE: Keith Warner TREASURER for SPOOA 1/14/94 253 0626
KEITH WARNER

SAGA BAY PROPERTY OWNERS' ASSOCIATION INC.

LISTING OF DIRECTORS AS AT JANUARY 14, 1994

1	CHUCK POOLE	8330 SW 62 nd Pl. M. Fl.
2	KEITH WARNER	7940 SW 198 STREET MIAMI FLORIDA 33189
3	STEVE FRANZONE	8304 SW 206 TERRACE MIAMI FLORIDA 33189
4	PHIL BATES	8107 SW 203 STREET MIAMI FLORIDA 33189
5	DEBBIE ETTER	7940 SW 198 STREET MIAMI FLORIDA 33189
6	DONNA MOSER	20320 SW 80 AVENUE MIAMI FLORIDA 33189
7	DAVID SENH	8421 SW 201 ST. Miami, Florida 33189
8	MATHEW CAIN	810 SW 205 St. M. Fl. 33189
9	KEVIN FITZGERALD	20024 SW 82 Pl. M. Fl. 33189