

714246

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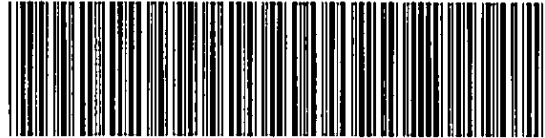
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2022 MAR 14 PM 2:29

SECRETARY OF STATE  
TALLAHASSEE, FL

of 3/25/2022

COVER LETTER

TO: Amendment Section  
Division of Corporations

NAME OF CORPORATION: Emerald Harbor Association, Inc

DOCUMENT NUMBER: 714246

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

Please return all correspondence concerning this matter to the following:

Susan A. McVeigh-Jones

\_\_\_\_\_  
(Name of Contact Person)

Emerald Harbor Association

\_\_\_\_\_  
(Firm/ Company)

5940 Emerald Harbor Drive

\_\_\_\_\_  
(Address)

Longboat Key, FL 34228

\_\_\_\_\_  
(City/ State and Zip Code)

smeveigh36@comcast.net

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

For further information concerning this matter, please call:

Susan McVeigh-Jones

610

999-9078

at

\_\_\_\_\_  
(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)

*Paid - see attached  
letter from FL  
Department of STATE*

Mailing Address

Amendment Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

Street Address

Amendment Section  
Division of Corporations  
The Centre of Tallahassee  
2415 N. Monroe Street, Suite 810  
Tallahassee, FL 32303



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

RECEIVED

2022 MAR 14 PM 12:07

SECRETARY OF STATE  
TALLAHASSEE, FL

February 22, 2022

SUSAN A. MCVEIGH-JONES  
POST OFFICE BOX 8033  
LONGBOAT KEY, FL 34228

SUBJECT: EMERALD HARBOR ASSOCIATION, INC.  
Ref. Number: 714246

We have received your document for EMERALD HARBOR ASSOCIATION, INC. and your check(s) totaling \$52.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

You cannot attach Articles of Incorporation to an Amendment.

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.

Claretha Golden  
Regulatory Specialist II

Letter Number: 722A00004332

*Return  
Document  
Attached*

**Emerald Harbor Association, Inc.**  
**Amended and Restated Articles of Incorporation**

**FILED**

**2022 MAR 14 PM 2:29**

At the Year 2021 annual membership meeting of the Emerald Harbor Association, Inc., the members approved an amended and restated By-laws document. A 2/3 (66.7%) majority roll call vote by the Association members voting was required for document approval.

At the Year 2022 annual membership meeting of the Emerald Harbor Association, Inc. the members approved this Articles of Incorporation document that is consistent and conforms with the corporation's current bylaws as defined in its Bylaws document. A 2/3 (66.7%) majority roll call vote by the Association members voting was required for document approval.

The original Articles of Incorporation of the Emerald Harbor Flotilla Club, Inc were placed on file with the Department of State on or about March 27, 1969, as Chapter NP14,246, were amended September 27, 1972 and amended and restated on February 25, 2003.

**Article I**  
**Name**

The name of the corporation is Emerald Harbor Association, Inc.

**Article II**  
**Principal Office and Mailing Address**

The principal office of this corporation shall be the residence of the incumbent President in the Town of Longboat Key, Manatee County, Florida, or as otherwise designated by the Board of Directors. Other offices for the transaction of corporation business shall be designated by the Board of Directors as required, including a post-office box for receipt of business and membership correspondence (on effective date of these articles: P.O. Box 8033 Longboat Key, FL 34228).

**Article III**  
**Purposes**

The purposes of this corporation are to:

- Maintain all corporate assets for the enduring benefit of its membership, including real estate providing:
  - A 20-foot-wide property for beach access extending from the Gulf of Mexico to Gulf of Mexico Drive.
  - A common entry to (and exit from) Emerald Harbor extending from (and to) Gulf of Mexico Drive along the east-west straightway of Binnacle Point Drive to its intersection with north-south Emerald Harbor Drive. (This real estate includes a canal frontage on the north side of the east-west straightway of Binnacle Point.)
  - A 50-foot wide canal frontage at the east end of Binnacle Point Drive.
  - An approximately 40-foot wide canal frontage at the west end of east-west Emerald Harbor Drive.

**Article IV**  
**Constituents**

For exercising all general-membership rights as defined in its Bylaws document, membership in this corporation shall require that a given real estate parcel: (1) be located in the Emerald Harbor Subdivision, the Mariah Subdivision, that portion of the Dream Island Subdivision fronting on Emerald Harbor Drive, or that portion of the Longboat Key Subdivision fronting on Emerald Harbor Drive; and (2) have Association annual dues and special assessments paid in full. For general membership voting, the one vote cast per parcel shall be by a record owner.

**Article V**  
**Governance and Manner of Election**

The affairs of this corporation shall be administered by a Board of Directors as defined in its *Bylaws* document. All Directors shall be qualified voting members of the Association. The Directors shall be elected at the annual membership meeting, provided a quorum of 1/5 (20%) of all Association membership is present. A membership shall be represented either in person by a record owner or by proxy. Ballots providing space for nominations from the floor shall be available for use in voting. Nominees receiving the most votes for the positions to be filled shall be elected.

**Article VI**  
**Board of Directors on Effective Date**

The titles, names, and addresses of the Board of Directors of this corporation are:

President	Susan A McVeigh Jones, 5940 Emerald Harbor Dr, Longboat Key, FL 34228
Vice-President	Bernard McMahon, 630 Emerald Harbor Dr, Longboat Key, FL 34228
Secretary	Margaret Hill, 5951 Emerald Harbor Drive, Longboat Key, FL 34228
Treasurer	Michael Patneau, 641 Emerald Harbor Drive, Longboat Key, FL 34228
Director-at-Large	Helen Smith, 731 Binnacle Point Drive, Longboat Key, FL 34228
Director-at-Large	Charlie Korbuly, 5901 Emerald Harbor Drive, Longboat Key, FL 34228
Director-at-Large	Wayne Swift, 5960 Emerald Harbor Drive, Longboat Key, FL 34228

**Article VII**  
**Registered Agent on Effective Date**

The registered agent to accept service of process for this corporation is:

Susan McVeigh-Jones, 5940 Emerald Harbor Drive, Longboat Key, FL 34228

Signing below to certify that she is familiar with the appointment of registered agent and agrees to act in that capacity.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Date

**Article VIII**  
**Effective Date**

The effective date of these Articles of Incorporation shall be January 31, 2022, which is the date of the annual membership meeting at which they were approved.

The date of each amendment(s) adoption: January 31, 2022, if other than the date this document was signed.

**Note:** If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

~~✖~~ The amendment(s) was/were adopted by the members and the number of votes cast for the amendment(s) was/were sufficient for approval.

- ☐ There are no members or members entitled to vote on the amendment(s). The amendment(s) was/were adopted by the board of directors.

Dated 3/9/2022

Signature *James R. M. Jones*  
(By the chairman or vice chairman of the board, president or other officer-if directors have not been selected, by an incorporator - if in the hands of a receiver, trustee, or other court appointed fiduciary by that fiduciary)

(By the chairman or vice chairman of the board, president or other officer-if directors have not been selected, by an incorporator - if in the hands of a receiver, trustee, or other court appointed fiduciary by that fiduciary)

SusanA.McVeigh-Jones

(Typed or printed name of person signing)

President

(Title of person signing)