

**N19000004687**

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.**

((H19000150783 3)))



H19000150783ABC1

**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 : BEGGS & LANE  
Account Number : I20020000155  
Phone : (850) 432-2451  
Fax Number : (850) 469-3331

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

Email Address: rlj@beggsandlane.com

**FLORIDA PROFIT/NON PROFIT CORPORATION  
SNUG HARBOUR MARINA ASSOCIATION, INC.**

Certificate of Status	0
Certified Copy	0
Page Count	05
Estimated Charge	\$70.00

SECRETARY OF STATE  
TALLAHASSEE, FL

2019 MAY - 7 AM 11:20

**FILED**

((H19000150783 3)))

ARTICLES OF INCORPORATION  
OF  
SNUG HARBOUR MARINA ASSOCIATION, INC.

The undersigned incorporator, for the purpose of forming a corporation under the Florida Not For Profit Corporations Act, Chapter 617, Florida Statutes, hereby adopts the following Articles of Incorporation:

ARTICLE I-NAME

The name of this Corporation is SNUG HARBOUR MARINA ASSOCIATION, INC. (hereinafter sometimes referred to as the "Association").

ARTICLE II – DEFINITIONS

The definitions set forth in Section 1 of the Declaration of Covenants, Conditions, Restrictions, Reservations, and Easements for the Snug Harbour Marina shall apply to the terms used in these Articles.

ARTICLE III-PRINCIPAL OFFICE; MAILING ADDRESS

The street address of the initial principal place of business of this Corporation shall be 10335 Gulf Beach Highway, Unit 503, Pensacola, Florida 32507.

The mailing address of this Corporation shall be 10335 Gulf Beach Highway, Unit 503, Pensacola, FL 32507.

ARTICLE IV-POWERS; PURPOSES

The Corporation shall have and exercise all powers of any corporation not for profit as the same now exist or may hereafter exist under the laws of the State of Florida. No part of the assets, income or profits of the Corporation shall be distributable to, or inure to the benefit of, its members, directors or officers or any private individual, except that the Corporation shall be authorized and empowered to pay reasonable compensation to its employees for services rendered and to make payments and distributions in the furtherance of the purposes set forth herein.

The purpose for which the Association is organized is to provide an entity for the maintenance, management, and administration of the Snug Harbour Marina, located in Pensacola, Escambia County, Florida. The Association is organized and shall exist upon a non-stock basis as a not for profit Florida corporation. No portion of any earnings of the Association shall be distributed or inure to the private benefit of any Member, Director or officer. For the accomplishment of its purposes, the Association shall have all of the common law and statutory powers and duties of a not

((H19000150783 3)))

FILED  
2019 MAY -7 AM 11:2  
SECRETARY OF STATE  
TALLAHASSEE, FL

((H19000150783 3)))

for profit corporation, except as limited or modified by these Articles including but not limited the following:

- (1) To make and collect assessments against Members of the Association to defray the costs, expenses and losses of the operating and maintaining the Common Facilities, and to use the proceeds of assessments in the exercise of its powers and duties;
- (2) To protect, maintain, repair, replace and operate the Property;
- (3) To purchase and/or pay the costs for insurance upon the Property and any Association personal property for the protection of the Association and its Members;
- (4) To reconstruct improvements after casualty and to make further improvements of the Property as provided in the Declaration;
- (5) To make, amend and enforce reasonable rules and regulations governing the use of the Property and the operation of the Association;
- (6) To enforce the provisions of these Articles, the Bylaws and any Rules and Regulations of the Association;
- (7) To contract for the management and maintenance of the Property, to delegate to management any powers and duties of the Association in connection therewith except those which are specifically required by law to be exercised by the Board of Directors or the membership of the Association;
- (8) To employ any professional personnel to perform services required for proper operation of the Snug Harbour Marina;
- (9) To enter into agreements, or to acquire leaseholds, memberships, and other possessory, ownership, or use interests in lands or facilities, if intended to provide a benefit to the Members; and
- (10) To borrow money without limit as to amount if necessary to perform its other functions hereunder and to encumber its property as security therefore.

All funds and the title to all property acquired by the Association shall be held for the benefit of the members in accordance with the provisions of these Articles of Incorporation and the Bylaws.

#### ARTICLE V-REGISTERED AGENT AND ADDRESS

The name of the registered agent of the corporation is Robert L. Jones, III. The address

((H19000150783 3)))

FILED  
2019 MAY -7 AM 11:21  
SECRETARY OF STATE  
TALLAHASSEE, FL

((H19000150783 3)))

this registered agent is 501 Commendencia Street, Pensacola, Florida 32502. The registered office and registered agent provided for herein may be changed from time to time in the manner provided by law.

#### ARTICLE VI-INDEMNIFICATION

Directors, and officers of the Association shall, and employees and agents may, be indemnified to the fullest extent permitted by Florida law.

#### ARTICLE VII-MEMBERS, DIRECTORS and OFFICERS

7.1 Member. Every person or entity who has been assigned the use of a Boat Slip shall be a member of the Association. Any Member assigned the right to use more than one Boat Slip shall be entitled to one (1) membership for each Boat Slip. Change of membership in the Association shall be established by assignment of the use of a Boat Slip and Certificate of Membership and by deliver of a copy of the same to the Association. The Owner designated by such Assignment thus becomes a member of the Association and the membership of the prior Owner is terminated. The share of a Member in the funds or assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to his Certificate of Membership. The manner of exercising voting rights shall be determined by the Bylaws of Association.

7.2 Directors. The business and affairs of the Association shall be managed and conducted by its Board of Directors. The number, qualifications, selection, and terms of office of the members of the Board of Directors shall be in accordance with the Bylaws of the Association. The initial Directors are:

- (a) Tom Torgersen, 10335 Gulf Beach Highway, Unit 503, Pensacola, FL 32507
- (b) Mike Papa, 10335 Gulf Beach Highway, Unit 1203, Pensacola, FL 32507
- (c) Kevin Pallo, 10335 Gulf Beach Highway, Unit 307, Pensacola, FL 32507
- (d) Dana Peeterse, 10335 Gulf Beach Highway, Unit 208, Pensacola, FL 32507
- (e) Bob Law, 10335 Gulf Beach Highway, Unit 601, Pensacola, FL 32507

7.3 Officers. The initial officers of the Association are:

- (a) President - Tom Torgersen, 10335 Gulf Beach Highway, Unit 503, Pensacola, FL 32507
- (b) Vice President - Mike Papa, 10335 Gulf Beach Highway, Unit 1203, Pensacola, FL 32507
- (c) Secretary - Kevin Pallo, 10335 Gulf Beach Highway, Unit 307, Pensacola, FL 32507
- (d) Treasurer - Dana Peeterse, 10335 Gulf Beach Highway, Unit 208, Pensacola, FL 32507

FILED  
2019 MAY -7 AM 11  
SECRETARY OF S  
TALLAHASSEE, FL

(((H19000150783 3)))

ARTICLE VIII-BYLAWS

The directors of the Association shall adopt Bylaws for the Association and the Board of Directors from time to time may modify, alter, amend or rescind the same by majority vote of the members of the Board of Directors present at any regular or special meeting or by unanimous written consent of all of the members of the Board of Directors.

ARTICLE IX-AMENDMENTS

The Association may amend, alter or repeal any provision of these Articles of Incorporation in the manner now or hereinafter provided by Florida law.

ARTICLE IX-EFFECTIVE DATE

The effective date of these Articles of Incorporation shall be May 7, 2019.

IN WITNESS WHEREOF, the undersigned Incorporator has executed these Articles of Incorporation this 7th day of May, 2019.

  
ROBERT L. JONES, III, Incorporator

FILED

2019 MAY -7 AM 11:21

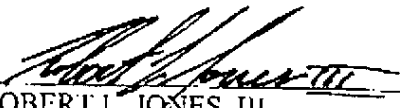
SECRETARY OF STATE  
TALLAHASSEE, FL

(((H19000150783 3)))

(((H19000150783 3)))

ACCEPTANCE OF DESIGNATION AS  
REGISTERED AGENT OF  
SNUG HARBOUR MARINA ASSOCIATION, INC.

Having been named as registered agent and to accept service of process for the SNUG HARBOUR MARINA ASSOCIATION, INC., at the place designated in the Articles of Incorporation, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and am familiar with and accept the obligations of my position as registered agent.

  
ROBERT L. JONES, III

Date: May 7, 2019

FILED

2019 MAY -7 AM 11:21

SECRETARY OF STATE  
TALLAHASSEE, FL

(((H19000150783 3)))