

4/2/25, 11:34 AM

Division of Corporations

N25000003931

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.

(((H25000120710 3)))



H250001207103ABCS

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 : JOHNSON POPE BOKOR RUPPEL & BURNS - ST. PETERSBURG
Account Number : I20230000161
Phone : (727)999-9900
Fax Number : (727)800-5981

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

Email Address: JNPOWELL@JPFIRM.COM

FLORIDA PROFIT/NON PROFIT CORPORATION
HarbourSide Yacht Club of Sailboat Key, Inc.

Certificate of Status	0
Certified Copy	0
Page Count	09
Estimated Charge	\$70.00

[Electronic Filing Menu](#)[Corporate Filing Menu](#)[Help](#)

2025 APR -2 PM 12:30

2025 APR -2 PM 4:59

RECEIVED

H25000120710 3

HarbourSide Yacht Club of Sailboat Key, Inc.

a Florida not for profit corporation

ARTICLES OF INCORPORATION

We, the undersigned, with other persons being desirous of forming a corporation not for profit, under the provisions of Chapter 617 of the Florida Statutes, do agree to the following:

ARTICLE I.**NAME AND ADDRESS**

The name of this corporation is **HARBOURSIDE YACHT CLUB OF SAILBOAT KEY, INC.** and its mailing address is 7911 Sailboat Key Blvd. S., South Pasadena, FL 33707-4494. The office address is 7911 Sailboat Key Blvd. S., South Pasadena, FL 33707-4494.

ARTICLE II.**PURPOSES**

Section 1. This corporation is organized exclusively for social interaction, recreation and other similar purposes among its members including for such purposes all activities the corporation that qualify as exempt organization under Section 501(c)(7) of the Internal Revenue Code, or corresponding section of any future Federal Tax Code.

Section 2. This corporation is organized as a social club for residents at the following condominium associations: Baywatch at Harbourside, a Condominium; Island Place at Harbourside, a Condominium; Windwards at Harbourside, a Condominium; Beachwalker at Harbourside, a Condominium; Coral Pointe at Harbourside, a Condominium; Sunrise at Harbourside, a Condominium; Savannah, a Condominium; Ranger, a Condominium; and Santa Maria, a Condominium. The club is intended to provide an opportunity for personal contact among the named community of residential condominiums. Membership in the club is limited to residents of the previously described condominium properties all of which are located in South Pasadena, Florida and St. Pete Beach, Florida. The club will be supported by revenues from its events. Membership in the club from the residents of the identified condominium associations will not be based upon nor will it discriminate against any person on the basis of race, color, or religion.

Section 3. No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to, its members, trustees, officers or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payment and distributions in furtherance of the purpose set forth in the purpose clause hereof. The corporation shall not be used for the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in or intervene in (including the publishing or distribution of statements) any political

H25000120710 3

HarbourSide Yacht Club of Sailboat Key, Inc.

a Florida not for profit corporation

campaign on behalf of any candidate for public office. Notwithstanding any other provision of these Articles, the corporation shall not carry on any other activities not permitted to be carried on (a) by an organization exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, or (b) by an organization, contributions to which are deducted under Section 170(c)(2) of the Internal Revenue Code, or corresponding section of any future federal tax code.

Section 4. The corporation shall distribute its income for each taxable year at such time and in such manner as not to become subject to tax on undistributed income imposed by Section 4942 of the Internal Revenue Code of 1954, or corresponding provisions of any subsequent federal tax laws.

Section 5. The corporation shall not engage in any act of self-dealing as defined in Section 4941(d) of the Internal Revenue Code of 1954, or corresponding provisions of any subsequent federal tax laws.

Section 6. The corporation shall not retain any excess business holdings as defined in Section 4943(c) of the Internal Revenue Code of 1954, or corresponding provisions of any subsequent federal tax laws.

Section 7. The corporation shall not make any investments in such manner as to subject it to tax under Section 4944 of the Internal Revenue Code of 1954, or corresponding provisions of any subsequent federal tax laws.

Section 8. The corporation shall not make any taxable expenditures as defined in Section 4945(d) of the Internal Revenue Code of 1954, or corresponding provisions of any subsequent federal tax laws.

Section 9. Notwithstanding any other provision of these Articles of Incorporation, the corporation shall not conduct or carry on any activities not permitted to be conducted or carried on by an organization exempt from taxation under Section 501(c)(7) of the Internal Revenue Code and Regulations issued pursuant thereto as they now exist or as they may hereafter be amended, or by an organization, contributions to which are deductible under Section 170(d)(2) of the Internal Revenue Code and said Regulations as they now exist or as they may hereafter be amended.

Section 10. Upon the dissolution of the corporation, the Board of Directors shall, after paying or making provisions for the payment of all of the liabilities of the corporation, distribute assets of the corporation exclusively to one or more exempt purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code, or shall be distributed to the federal government or to a state or local government for a public purpose. Any such assets not disposed of shall be disposed of by the Circuit Court of Pinellas County

H250001207103

HarbourSide Yacht Club of Sailboat Key, Inc.

a Florida not for profit corporation

or in the Circuit Court of the county in which the principal offices of the corporation are then located exclusively for such purposes or to such organization, or organizations, as said Court shall determined, which are organized and operated exclusively for such purposes.

ARTICLE III.**TERM OF EXISTENCE**

This corporation is to exist perpetually.

ARTICLE IV.**MEMBERS**

The corporation shall have Members. The membership of this corporation shall constitute all persons hereinafter named as Subscribers, as Directors, and such other persons who, from time to time hereafter, become members of the club in accordance with the parameters of Section 2 of Article II of this Article.

ARTICLE V.**BOARD OF DIRECTORS**

Section 1. The business affairs of this corporation shall be managed by the Board of Directors.

Section 2. This corporation shall have six members of the Board initially. The number of Directors may be changed from time to time as provided by the Bylaws, but their number may never be less than three (3).

Section 3. Only persons who are Members of the corporation shall be eligible to serve on the Board of Directors.

Section 4. The names and addresses of the initial Board of Directors who are to serve as Directors until the first meeting of the membership is as follows:

Name	Address
1. Geza Feketekuty	8001 Sailboat Key Blvd. S., #106 St. Pete Beach, Florida 33707
2. Beverly DellaGrotta	8041 Sailboat Key Blvd. S., #205 St. Pete Beach, Florida 33707
3. Anthony Ulintz	7882 Sailboat Key Blvd. S., #104 South Pasadena, Florida 33707

H25000120710 3

HarbourSide Yacht Club of Sailboat Key, Inc.

a Florida not for profit corporation

- | | |
|-----------------|---|
| 4. Diane Lazzar | 7984 Sailboat Key Blvd. S., #302
South Pasadena, Florida 33707 |
| 5. David Lazzar | 7984 Sailboat Key Blvd. S., #302
South Pasadena, Florida 33707 |
| 6. David Sunday | 7903 Sailboat Key Blvd. S., #202
South Pasadena, Florida 33707 |

Section 5. Members of the Board of Directors shall be elected and hold office as provided in the Bylaws.

ARTICLE VI. OFFICERS

Section 1. The officers of the corporation shall be a President/Commodore, Vice President/Vice Commodore, Second Vice President/Rear Commodore, Fleet Captain, Secretary, Treasurer, and such number of additional Commodore or other officers as may be provided in the Bylaws.

Section 2. The names of the persons who are to serve as officers of the corporation until the first meeting of the Board of Directors are:

Name	Address	Office
Geza Feketekuty	8001 Sailboat Key Blvd. S., #106 St. Pete Beach, Florida 33707	President / Commodore
David Lazzar	7984 Sailboat Key Blvd. S., #302 South Pasadena, Florida 33707	Vice President / Vice Commodore
Beverly DellaGrotta	8041 Sailboat Key Blvd. S., #205 St. Pete Beach, Florida 33707	Second Vice-President / Rear Commodore
Anthony Ulintz	7882 Sailboat Key Blvd. S., #104 South Pasadena, Florida 33707	Fleet Captain
Diane Lazzar	7984 Sailboat Key Blvd. S., #302 South Pasadena, Florida 33707	Secretary
David Sunday	7903 Sailboat Key Blvd. S., #202 South Pasadena, Florida 33707	Treasurer

Section 3. The officers shall be elected at the annual meeting of the Board of Directors or as provided in the Bylaws.

H25000120710 3

HarbourSide Yacht Club of Sailboat Key, Inc.

a Florida not for profit corporation

Section 4. The officers shall have such duties, responsibilities and powers as provided by the Bylaws.

**ARTICLE VII.
BYLAWS**

The Board of Directors shall adopt Bylaws for the corporation at the first meeting of the Board after the approval of these Articles of Incorporation by the Secretary of State. Additional Bylaws or alterations or rescission of the first Bylaws shall be enacted by the Directors.

**ARTICLE VIII.
CONDUCT OF AFFAIRS**

The conduct of the affairs of the corporation shall be limited by the various provisions of the Bylaws including but not limited to the following matters: any provisions establishing classes of membership and limiting voting rights to one or more of such classes; and any provisions creating, dividing, limiting and regulating the powers of the corporation, the Directors and the Members.

**ARTICLE IX.
INITIAL REGISTERED OFFICE AND AGENT**

The street address of the initial registered office of this corporation is 8001 Sailboat Key Blvd. S., #106, St. Pete Beach, Florida 33707-4494, and the name of the initial registered agent of this corporation located at that address is GEZA FEKETEKUTY.

**ARTICLE X.
SUBSCRIBERS**

The subscribers to these Articles of Incorporation are:

Name	Address
Geza Feketekuty	8001 Sailboat Key Blvd. S., #106 St. Pete Beach, Florida 33707
Diane Lazzar	7984 Sailboat Key Blvd. S., #302 South Pasadena, Florida 33707

**ARTICLE XI.
AMENDMENT OF ARTICLES OF INCORPORATION**

H250001207103

HarbourSide Yacht Club of Sailboat Key, Inc.
a Florida not for profit corporation

These Articles of Incorporation may be amended by the Directors. Such amendment shall be proposed and adopted by a majority vote of the Directors of the corporation.

THESE ARTICLES are subscribed to by:


Geza Feketekuty

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 2 day of April, 2025, by **GEZA FEKETEKUTY**, who ☒ is personally known to me, or ☐ produced a valid driver's license, or ☐ _____ as identification.

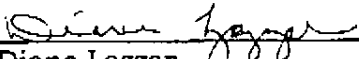
My Commission Expires: 9/7/28


Notary Public (SEAL)



H25000120710 3

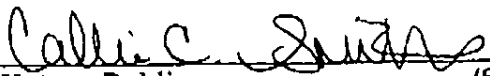
HarbourSide Yacht Club of Sailboat Key, Inc.
a Florida not for profit corporation

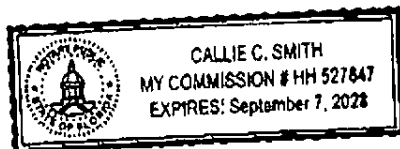

Diane Lazzar

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 2 day of April, 2025, by **DIANE LAZZAR**, who ☒ is personally known to me, or ☐ produced a valid driver's license, or ☐ _____ as identification.

My Commission Expires: 9/7/28


Notary Public (SEAL)

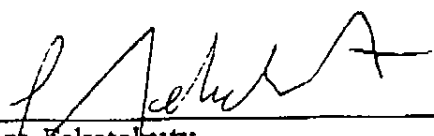


H250001207103

HarbourSide Yacht Club of Sailboat Key, Inc.
a Florida not for profit corporation

ACCEPTANCE

I hereby accept to act as Initial Registered Agent for **HARBOURSIDE YACHT CLUB OF SAILBOAT KEY, INC.**, as stated in these Articles of Incorporation.



Geza Fekete

2025 APR -2 PM 4:59