

Fill in this information to identify your case:

United States Bankruptcy Court for the:

MIDDLE DISTRICT OF FLORIDA

Case number *(if known)* _____ Chapter 11 Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

4/19

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name	<u>The Bay Club of Naples II, LLC</u>	
<hr/>		
2. All other names debtor used in the last 8 years Include any assumed names, trade names and <i>doing business as</i> names		
<hr/>		
3. Debtor's federal Employer Identification Number (EIN)	<u>47-3831677</u>	
<hr/>		
4. Debtor's address	Principal place of business	Mailing address, if different from principal place of business
	<u>1001 10th Avenue South #102</u> Naples, FL 34102 Number, Street, City, State & ZIP Code	
	<u>Collier</u> County	
		<u> </u> P.O. Box, Number, Street, City, State & ZIP Code
		<u> </u> Location of principal assets, if different from principal place of business
		<u>801 12th Avenue South Naples, FL 34102</u> Number, Street, City, State & ZIP Code
<hr/>		
5. Debtor's website (URL)		
<hr/>		
6. Type of debtor	<input checked="" type="checkbox"/> Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP)) <input type="checkbox"/> Partnership (excluding LLP) <input type="checkbox"/> Other. Specify: _____	
<hr/>		

Debtor The Bay Club of Naples II, LLC
Name

Case number (if known) _____

7. Describe debtor's business

A. Check one:

- Health Care Business (as defined in 11 U.S.C. § 101(27A))
- Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- Railroad (as defined in 11 U.S.C. § 101(44))
- Stockbroker (as defined in 11 U.S.C. § 101(53A))
- Commodity Broker (as defined in 11 U.S.C. § 101(6))
- Clearing Bank (as defined in 11 U.S.C. § 781(3))
- None of the above

B. Check all that apply

- Tax-exempt entity (as described in 26 U.S.C. §501)
- Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
- Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.
 See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

8. Under which chapter of the Bankruptcy Code is the debtor filing?

Check one:

- Chapter 7
- Chapter 9
- Chapter 11. Check all that apply:
 - Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,725,625 (amount subject to adjustment on 4/01/22 and every 3 years after that).
 - The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
 - A plan is being filed with this petition.
 - Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
 - The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11 (Official Form 201A) with this form.
 - The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.
- Chapter 12

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?

- No.
- Yes.

If more than 2 cases, attach a separate list.

	Middle District of Florida, Fort Myers Division			
District	<u>Middle District of Florida, Fort Myers Division</u>	When	<u>7/26/19</u>	Case number <u>9:19-bk-07035-FMD</u>
District	_____	When	_____	Case number _____

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?

- No
- Yes.

List all cases. If more than 1, attach a separate list

	Middle District of Florida, Fort Myers Division			
Debtor	<u>Pinnacle Asset Trust LLC</u>	Relationship	<u>Corporate Parent</u>	
District	<u>Middle District of Florida, Fort Myers Division</u>	When	<u>10/18/19</u>	Case number, if known <u>9:19-bk-09908-FMD</u>

Debtor **The Bay Club of Naples II, LLC**
Name _____

Case number (if known) _____

Debtor The Bay Club of Naples II, LLC
Name

Case number (if known) _____

11. **Why is the case filed in this district?** *Check all that apply:*

Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.

A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. **Does the debtor own or have possession of any real property or personal property that needs immediate attention?**

No

Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

Why does the property need immediate attention? *(Check all that apply.)*

It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.
 What is the hazard? _____

It needs to be physically secured or protected from the weather.

It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

Other _____

Where is the property? _____
 Number, Street, City, State & ZIP Code

Is the property insured?

No

Yes. Insurance agency _____
 Contact name _____
 Phone _____

Statistical and administrative information

13. **Debtor's estimation of available funds** *Check one:*

Funds will be available for distribution to unsecured creditors.

After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. **Estimated number of creditors**

<input checked="" type="checkbox"/> 1-49	<input type="checkbox"/> 1,000-5,000	<input type="checkbox"/> 25,001-50,000
<input type="checkbox"/> 50-99	<input type="checkbox"/> 5001-10,000	<input type="checkbox"/> 50,001-100,000
<input type="checkbox"/> 100-199	<input type="checkbox"/> 10,001-25,000	<input type="checkbox"/> More than 100,000
<input type="checkbox"/> 200-999		

15. **Estimated Assets**

<input type="checkbox"/> \$0 - \$50,000	<input type="checkbox"/> \$1,000,001 - \$10 million	<input type="checkbox"/> \$500,000,001 - \$1 billion
<input type="checkbox"/> \$50,001 - \$100,000	<input checked="" type="checkbox"/> \$10,000,001 - \$50 million	<input type="checkbox"/> \$1,000,000,001 - \$10 billion
<input type="checkbox"/> \$100,001 - \$500,000	<input type="checkbox"/> \$50,000,001 - \$100 million	<input type="checkbox"/> \$10,000,000,001 - \$50 billion
<input type="checkbox"/> \$500,001 - \$1 million	<input type="checkbox"/> \$100,000,001 - \$500 million	<input type="checkbox"/> More than \$50 billion

16. **Estimated liabilities**

<input type="checkbox"/> \$0 - \$50,000	<input type="checkbox"/> \$1,000,001 - \$10 million	<input type="checkbox"/> \$500,000,001 - \$1 billion
<input type="checkbox"/> \$50,001 - \$100,000	<input checked="" type="checkbox"/> \$10,000,001 - \$50 million	<input type="checkbox"/> \$1,000,000,001 - \$10 billion
<input type="checkbox"/> \$100,001 - \$500,000	<input type="checkbox"/> \$50,000,001 - \$100 million	<input type="checkbox"/> \$10,000,000,001 - \$50 billion
<input type="checkbox"/> \$500,001 - \$1 million	<input type="checkbox"/> \$100,000,001 - \$500 million	<input type="checkbox"/> More than \$50 billion

Debtor The Bay Club of Naples II, LLC
Name

Case number (if known) _____

Request for Relief, Declaration, and Signatures

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

17. Declaration and signature of authorized representative of debtor

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on October 24, 2019
MM / DD / YYYY

X /s/ Harry M. Zea
Signature of authorized representative of debtor

Title Authorized Agent

Harry M. Zea
Printed name

18. Signature of attorney

X /s/ Michael R. Dal Lago
Signature of attorney for debtor

Date October 24, 2019
MM / DD / YYYY

Michael R. Dal Lago 0102185
Printed name

Dal Lago Law
Firm name

**999 Vanderbilt Beach Road
Suite 200
Naples, FL 34108**
Number, Street, City, State & ZIP Code

Contact phone 239.571.6877 Email address mike@dallagolaw.com

0102185 FL
Bar number and State

Fill in this information to identify the case:

Debtor name The Bay Club of Naples II, LLC

United States Bankruptcy Court for the: MIDDLE DISTRICT OF FLORIDA

Case number (if known) _____

Check if this is an amended filing

Official Form 202

Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- Schedule A/B: Assets—Real and Personal Property (Official Form 206A/B)
- Schedule D: Creditors Who Have Claims Secured by Property (Official Form 206D)
- Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 206E/F)
- Schedule G: Executory Contracts and Unexpired Leases (Official Form 206G)
- Schedule H: Codebtors (Official Form 206H)
- Summary of Assets and Liabilities for Non-Individuals (Official Form 206Sum)
- Amended Schedule _____
- Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders (Official Form 204)
- Other document that requires a declaration _____

I declare under penalty of perjury that the foregoing is true and correct.

Executed on October 24, 2019

X /s/ Harry M. Zea
Signature of individual signing on behalf of debtor

Harry M. Zea
Printed name

Authorized Agent
Position or relationship to debtor

Fill in this information to identify the case:

Debtor name	The Bay Club of Naples II, LLC
United States Bankruptcy Court for the:	MIDDLE DISTRICT OF FLORIDA
Case number (if known):	_____

Check if this is an amended filing

Official Form 204**Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders**

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim		
				If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Ardent Insurance 1004 Collier Center Way #203 Naples, FL 34110		Trade debt - flood insurance				\$1,349.00
Bogza, Inc. 4145 SW Watson Ave #460 Beaverton, OR 97005		Trade debt - video marketing				\$12,500.00
City of Naples Utility Billing Division 735 8th Street South Naples, FL 34102		Trade debt - water and sewer	Disputed			\$5,063.19
Collier County Tax Collector 3291 E Tamiami Trail Naples, FL 34112		Real estate taxes				\$38,479.35
Comcast Business 141 NW 16th Street Pompano Beach, FL 33060-5250		Trade debt - internet and cable				\$583.61
Dow Jones/Wall St. Journal PO Box 4137 New York, NY 10261-4137		Trade debt - media advertising				\$32,294.73
Frank Meak 2631 Palmer Court Naples, FL 34113		Money loaned				\$1,400,000.00
Frost Metal Framing 18101 Glades Farm Road Estero, FL 33928		Trade debt - Metal framing for interior of North Building				\$71,670.00

Debtor **The Bay Club of Naples II, LLC**
Name _____

Case number (if known) _____

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Gray Robinson Attorneys at Law PO Box 306 Orlando, FL 32802		Legal services				\$39,397.00
JF Holes CPA, Inc. 2500 Tamiami Trail N Suite 214 Naples, FL 34103		Trade debt - income tax preparation				\$900.00
JW Craft, Inc. 329 Enterprise Ave Naples, FL 34104-4797		Trade debt - portable toilets				\$1,039.69
Old Cove Condo of Naples 900 Broad Ave South Naples, FL 34102		Trade debt - condo association dues				\$37,554.54
RGA Design Forensics 600 South Magnolia Ave Suite 375 Tampa, FL 33606		Trade debt - State of Emergency Time Frames Research				\$525.00
Robb Report PO Box 376 Newburyport, MA 01950		Trade debt - Media Advertising				\$24,500.00
Salvatori Law Office, PLLC Newgate Center 5150 Tamiami Trail North Suite 304 Naples, FL 34103		Trade debt - preparation of condominium documents				\$21,707.18
Solimini Enterprise, Inc. 153 Dwelley Street Pembroke, MA 02359		Trade debt - site maintenance				\$14,400.00
Steven Louro 2 Hunters Way Nissequogue, NY 11780		Money loaned				\$4,100,000.00
Stoft Cooney Architects 633 9th Street N Suite 300 Naples, FL 34102		Trade debt - Architectural Services				\$6,498.81

Debtor **The Bay Club of Naples II, LLC**
Name

Case number (if known) _____

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Williams Scotsman Corporate Operations 901 S Bond Street Suite 600 Baltimore, MD 21231-3357		Trade debt - Job Trailer				\$4,323.84

**United States Bankruptcy Court
Middle District of Florida**

In re **The Bay Club of Naples II, LLC**

Debtor(s)

Case No.

Chapter

11

VERIFICATION OF CREDITOR MATRIX

I, the Authorized Agent of the corporation named as the debtor in this case, hereby verify that the attached list of creditors is true and correct to the best of my knowledge.

Date: **October 24, 2019**

/s/ Harry M. Zea

Harry M. Zea/Authorized Agent

Signer/Title

The Bay Club of Naples II, LLC
1001 10th Avenue South #102
Naples, FL 34102

Collier County Tax Collector
3291 E Tamiami Trail
Naples, FL 34112

JW Craft, Inc.
329 Enterprise Ave
Naples, FL 34104-4797

Michael R. Dal Lago
Dal Lago Law
999 Vanderbilt Beach Road
Suite 200
Naples, FL 34108

Comcast Business
141 NW 16th Street
Pompano Beach, FL 33060-5250

Old Cove Condo of Naples
900 Broad Ave South
Naples, FL 34102

Acres Capital LLC
865 Merrick Avenue
Suite 200S
Westbury, NY 11590

Dow Jones/Wall St. Journal
PO Box 4137
New York, NY 10261-4137

RGA Design Forensics
600 South Magnolia Ave
Suite 375
Tampa, FL 33606

Acres Capital LLC
c/o Drew M. Dillworth, Esq.
150 West Flagler Street
Suite 2200
Miami, FL 33130

Frank Meak
2631 Palmer Court
Naples, FL 34113

Robb Report
PO Box 376
Newburyport, MA 01950

Acres Capital LLC
c/o Alice R. Huneycutt, Esq.
PO Box 3299
Tampa, FL 33601

Frank Meak
c/o Robert A Soriano, Esq.
4830 W. Kennedy Blvd
Suite 600
Tampa, FL 33609

Salvatori Law Office, PLLC
Newgate Center
5150 Tamiami Trail North
Suite 304
Naples, FL 34103

Acres Capital LLC
c/o Muratides
PO Box 3299
Tampa, FL 33601-3299

Frank Meak
c/o Edmund Whitson, Esq.
101 East Kennedy Blvd
Suite 4000
Tampa, FL 33602

Solimini Enterprise, Inc.
153 Dwelley Street
Pembroke, MA 02359

Ardent Insurance
1004 Collier Center Way #203
Naples, FL 34110

Frost Metal Framing
18101 Glades Farm Road
Estero, FL 33928

Steven Louro
2 Hunters Way
Nissequogue, NY 11780

Bogza, Inc.
4145 SW Watson Ave #460
Beaverton, OR 97005

Gray Robinson
Attorneys at Law
PO Box 306
Orlando, FL 32802

Steven Louro
c/o Robert A Soriano, Esq.
4830 West Kennedy Blvd
Suite 600
Tampa, FL 33609

City of Naples
Utility Billing Division
735 8th Street South
Naples, FL 34102

JF Holes CPA, Inc.
2500 Tamiami Trail N
Suite 214
Naples, FL 34103

Stoft Cooney Architects
633 9th Street N
Suite 300
Naples, FL 34102

The Bay Club of Naples, LLC
1001 Tenth Ave South
Suite 102
Naples, FL 34102

Williams Scotsman
Corporate Operations
901 S Bond Street
Suite 600
Baltimore, MD 21231-3357