

CAUSE NO. 24-CV-0506

LOWE'S PRO SUPPLY, <i>Plaintiff,</i>	§ IN THE DISTRICT COURT
	§
V.	§
	§ 212 <sup>TH</sup> JUDICIAL DISTRICT
	§
JMK5 MARINA, LLC, <i>Defendant.</i>	§
	§ GALVESTON COUNTY, TEXAS

**RECEIVER'S MOTION FOR COURT SUPERVISION**

Peter C. Ruggero, the Court's post-judgment turnover receiver ("**Receiver**") files this *Receiver's Motion for Court Supervision* and shows:

1. On September 27, 2024 a final judgment was entered against JMK5 Marina, LLC ("**JMK5**") for \$233,844.21.
2. The judgment remains unpaid, notwithstanding some credits to date.
3. On September 10, 2025 the Court entered its Order Requiring Turnover and Appointing Receiver ("**Turnover Order**").
4. The Turnover Order appointed Receiver and placed all of JMK5's property in *custodia legis*, or in the custody of the court.
5. JMK5, and its principal, Jerome M. Karam, have completely disregarded the Turnover Order and all attempts of communication by Receiver. Notice was provided to the registered agent who is also Mr. Karam, a licensed Texas lawyer. Numerous voice messages and text messages were delivered to him as well.
6. As detailed below, JMK5, and its principal Mr. Karam, have abandoned JMK5 and its customers and creditors.
7. Some of JMK5's property was foreclosed on recently, although such foreclosure is void as a result of the prior Turnover Order.

8. JMK5 owns and operates a marina with over 200 boat slips in Kemah, Texas. Many tenants live aboard their boat.

9. JMK5 uses a third party vendor named Dockwa, a marina management platform. Through Dockwa, boaters can book and pay for slips. Many of the boaters setup automatic recurring payment through the platform. The platform then funds weekly into JMK5 Marina's account.

10. On or about February 11, 2026, Receiver was able to take control of the Dockwa account. Previously, however, JMK5 was receiving all payments. It is unclear what JMK5 did with the money since entry of the Turnover Order. Approximately \$29,000 was paid for the week prior on February 4, 2026, as an example. These funds, however, were frozen by JMK5's lender MINT Bank and remain available. The deposit amount though shows there is likely hundreds of thousands of unaccounted dollars since entry of the Turnover Order that JMK5 and its principal did something with.

11. JMK5 has several lenders with alleged secured claims.

12. The collateral and property, however, of JMK5 has been abandoned and no one is putting any effort in to preserve it.

13. A volunteer, named Gene Hooks, surfaced in the past 30 days to try to help the boat owners. The live aboard community at JMK5 have banded together to try to save their marina and provide basic amenities, like sewage system needing repair as an example. More work is needed, including on site management, security, fixing of bathroom locks, cleaning of bathrooms, and maintenance of pool.

14. Receiver has been communicating with Mr. Hooks and appreciates his efforts to date.

15. Receiver, as merely a post-judgment turnover receiver, is not positioned to take over management of a marina. A turnover receiver's role is to liquidate property. And, the lenders would assert claims for any property administered by Receiver.

16. On February 20, 2026, Receiver traveled to the marina and posted notice of the receivership. Receiver met with Mr. Hooks and others that have boats in the marina. Receiver authorized Mr. Hooks to use and secure the office of the marina, since representatives of JMK5 were seen by tenants recently accessing the property and trying to collect rents without this Court's permission.

17. Given the behavior of JMK5, Receiver needs the Court's supervision and input in how best to proceed here. Rents continue to be paid. Receiver is receiving those funds and holding in trust pending further order of this Court.

18. Receiver seeks authority to disburse the funds to fund expense requests as follows: utilities and maintenance. Utilities are believed to be auto debited from JMK5's account at MINT bank that is currently frozen but is allowing those expenses to be withdrawn. Receiver projects needing approximately \$6,500.00 for maintenance expenses that include compensating Mr. Hooks and those that assist him, plus materials. Receiver however is not overseeing any work done and would not be responsible for anything at the marina since this exceeds his ability. Receiver asks the Court to confirm the same by order.

19. Receiver also seeks authority to disburse his usual and customary fee of 25%, with the remainder to pay the judgment creditor giving rise to this receivership to credit the balance due on the judgment until paid in full.

20. At least one lender has expressed their disagreement with Receiver collecting property and disbursing it as provided in the Turnover Order. The alternative, however, is the property/collateral continues to deteriorate further and people living aboard are impacted as a result. Receiver welcomes a lender taking control of the property instead, but they have not yet. Receiver seeks this Court's input and supervision going forward in the interim. Receiver defers to this Court's instruction on how to proceed. Lenders are being provided with notice of this motion and the hearing on it so they can participate and object if they so choose.

21. Receiver further has filed a contempt motion as to JMK5 and its principal Mr. Karam.

WHEREFORE, Receiver requests that this Motion be granted, Receiver be authorized to continue to accept rent payments and disburse them to pay his usual fee with the remainder paid to creditor to credit the judgment, and further orders and direction by the Court be provided, and such other relief the Court deems just be ordered.

Date: February 23, 2026

Respectfully submitted,

/s/ Peter C. Ruggero

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COURT APPOINTED RECEIVER

## CERTIFICATE OF SERVICE

I hereby certify that on February 23, 2026 a true and correct copy of the foregoing RECEIVER'S MOTION FOR COURT SUPERVISION was served on the following attorneys of record:

Registered Agent for Judgment Debtor

Jerome M. Karam

Registered Agent for JMK5 Marina LLC

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Principal and Owner of Judgment Debtor

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/s/ Peter C. Ruggero  
Peter C. Ruggero

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Peter Ruggero on behalf of Peter Ruggero  
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Associated Case Party: PeterCRuggero

Name	BarNumber	Email	TimestampSubmitted	Status
Peter CRuggero		peter@ruggierolaw.com	2/23/2026 4:01:38 PM	SENT

Associated Case Party: Lowe's Pro Supply

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