

**Gulf Front Lagoon Condominium Association, Inc.  
500 S Florida Avenue  
Tarpon Springs, FL 34689**

**NOTICE**

**ROOFING PROJECT SPECIAL ASSESSMENT**

**NOTICE IS HEREBY GIVEN** that the Gulf Front Lagoon Board of Directors has selected a roofing company to implement the required roof replacement project for two (2) residential buildings, 502 and 504, at Gulf Front Lagoon. Although we do have some funds in our reserves to help offset the costs, we will need to have a Special Assessment for all unit owners. The Special Assessment was approved at the October 28<sup>th</sup> meeting. Each unit is assessed at \$12,000 and the payment is Due on December 1<sup>st</sup> 2024. A three-month payment option is also available with the due date not exceeding February 1<sup>st</sup> 2025. Please mail the payment to Ameritech Office , return envelope included.

**Roofing Assessment Project Plan:**

Base ( <i>low bid</i> ) cost:.....	\$495,000
Added Costs:	
AC ( <i>mechanical and electrical rewiring</i> )	
Attic Replacement Doors Plus Inspections.....	\$37,000
Potential Change Orders and Contingency Funds.....	\$88,000
Total Project Cost.....	\$620,000
Gulf Front Lagoon Reserves.....	\$140,000
<b>TOTAL ASSESSED AMOUNT.....</b>	<b>\$480,000</b>
<b>TOTAL ASSESSMENT PER UNIT OWNER.....</b>	<b>\$12,000</b>

G.F.L. Board of Directors

Dated: October 28, 2024