

**GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.**

500 S. Florida Avenue  
Tarpon Springs, FL 34689

**JANUARY AGENDA**

**Monday, January 22, 2024**

**4 P.M.**

**Ameri-Tech Office**

**5434 Grand Blvd., New Port Richey, FL 34652**

**(727) 726-8000**

**Zoom ID: 867 1247 3910 and Passcode: 342006**

- I. Call to Order
- II. Establish A Quorum
- III. Approval of Gulf Front Lagoon November 2023 Minutes
- IV. Treasurer's Report for November and December 2023 for Gulf Front Lagoon — Tom Hood
- V. President's Report — Luby Sidoff
  - A. Change of Scheduled Meeting Day, New Location, and Zoom ID and Passcode
  - B. Revised GFL Amendments
  - C. Liaison for Buildings 504 and 502
  - D. Tarpon Springs Police Dept. Right of Access Form
  - E. Call for Volunteers to Fill 2024 Committee Vacancies:
    - Social Committee
    - Landscape Committee
    - Maintenance Committee
    - Fine Committee
- VI. Ameri-Tech Management Report — Magda Hatka, LCAM
  - A. New Property Manager email: [mhatka@ameritechmail.com](mailto:mhatka@ameritechmail.com)  
phone number: (727) 726-8000 ext. 500
  - B. Update on Milestone Inspection and Structural Integrity Reserve Studies
  - C. January 2<sup>nd</sup> Property Walkthrough Issues
  - D. February Walkthrough will be: Wednesday, February 7<sup>th</sup> at 12:30
  - E. Revised Documents
- VII. Old Business:
  - A. Property Insurance
  - B. Roofs Update
  - C. Steps at Main Entrance to 504
  - D. Attic Rain Leak in 502
  - E. ARC for Unit 232 — Replace Railings to Lanai Enclosure
- VIII. New Business
  - A. Fire Inspection
  - B. Spectrum
  - C. Bats and Pest Control Contracts
  - D. New Mail Boxes for 502 and 504
- IX. Adjournment

Submitted by: *Carla Maciag*, Board Secretary