

**GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC. AND
TARPON CLUB, INC.**
500 S. Florida Avenue
Tarpon Springs, FL 34689

BOARD OF DIRECTORS

OCTOBER AGENDA
Thursday, October 20, 2022
Clubhouse — 4 p.m.
Zoom Info
Click [HERE](#) to Join
Meeting ID: 859 6833 8964
Passcode: 658596
Audio Only: 312 626 6799

- I. Call to Order
- II. Establish A Quorum
- III. Approval of August 18, 2022, September 14, 2022 Minutes and Budget Workshop Minutes, and October 7, 2022 Board Meeting Minutes (See Attachments)*
- IV. Treasurer's Report — Mark Degan
 - A. Gulf Front Lagoon Condo Association, Inc.
 - B. Tarpon Club Inc.
- V. President's Report — Lucy Kolovos
 - A. Installation of Tom Annas to the Board of Directors
 - B. Bat Inspection Report
 - C. Mailbox Deliveries Inquiry
 - D. New Renters Unit 111
 - E. Pool Sign
 - F. Replacement of Rotting Wood Under Awning Door to Clubhouse
 - G. Emergency Lights and Garage Lights
- VI. Ameri-Tech Management Report — Keith Phillips, Karen Gider
 - A. Demand Letter from Boat Slip User Attorney — Request Response Letter be Sent
 - B. Update on Milestone Inspection and Structural Integrity Reserve Studies
 - C. Update on Alternative Type of Structural Support for Clubhouse Fireplace
 - D. Update on Elevator Contractor
 - E. Rain Leak Into Unit 243 Kitchen — AAA Diversified Warranty
 - F. Budget 2023 to be Sent to All Unit Owners
 - G. November Elections
- VII. Old Business Update
 - A. Trimming of the Palm Trees — PrimeScape Proposal
 - B. Trimming of the Mangroves
 - C. Upgrade/Replace Access Cameras at Front Gate — Mark Degan
 - D. Pool Deck Chair Replacement
 - E. Electrical Shut-Off Boxes on the Roofs of 502 and 504 — Unit Owner Responsibility
 - F. Air Conditioner for Pool Room
 - G. Cleanup of Owners' Personal Items from the Property
 - H. Clear Balcony Fire Walkways Before Leaving During Hurricane Season

- VIII. New Business
- B. Unit 141 — Garage Storage Unit Issue
 - C. Broken BBQ
 - D. Broken Table at Pool
 - E. Trim Back Fallen Trees on North Side of 502
 - F. Replace Broken Sunroom Fan with Light Fixture

IX. Adjournment

*Attachments: Board Meeting Minutes of August 18, 2022
Board Meeting Minutes of September 14, 2022
Budget Workshop Minutes of September 14, 2022
Board Meeting Minutes of October 7, 2022

Submitted by: *Carla Maciag*, Board Secretary

10/17/2022