

**GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC. AND
TARPON CLUB, INC.
500 S. FLORIDA AVENUE
TARPON SPRINGS, FL 34689**

ANNUAL MEMBERS' MEETING MINUTES

**Thursday, November 18, 2021
Tarpon Club Clubhouse**

Call to Order:

1. Meeting was called to order at 6:00 p.m.
 2. Steve Jarboe, Ameri-Tech Account Manager, chaired the meeting
 3. Notices were mailed to all owners, posted on bulletin boards, and on the Website
 4. Quorum of membership participation was established in person and by proxy
- Vote: membership voted to waive fully-funding reserve accounts
Vote: membership voted to waive requirement for a compiled financial statement for 2021
Adjournment — 6:15 p.m.

BOARD OF DIRECTORS MEETING

1. **Call to Order** — 6:16 p.m.
2. **A Quorum was established** — Attending Board of Directors: Lucy Kolovos, Kevin Walker, Mark Degan, Lucy Walker, and Carla Maciag. Also in attendance: Steve Jarboe, and Keith Phillips, Ameri-Tech Management, and 11 homeowners.
3. **Election of Officers**
Motion: was made and seconded to accept and keep the current appointment of Board of Directors in place, President Lucy Kolovos; Vice President Kevin Walker, Treasurer Mark Degan, Secretary Carla Maciag, and Director Lucy Walker.
4. **Treasurer's Report — Mark Degan**
 - A. **Gulf Front Lagoon**
Cash on hand: \$322,566.
Monthly expenses is \$15,240. Actual expenses is \$14,758, which is \$482 under budget.
Year to Date Expenses is \$152,400. Actual expenses is \$153,927, which is \$1,527 over budget.
Total Reserves \$224,477, and Deferred Maintenance is \$68,956.
 - B. **Tarpon Club** —
Cash on Hand: \$180,374.
Monthly Expenses is \$9,280. Actual Expenses is \$7,377, which is \$1,902 under budget.
Year to Date Expenses is \$92,800. Actual Expenses is \$93,404, which is \$604 over budget.
Total Reserves is \$155,766. Deferred Maintenance is \$52,504.**Motion:** was made and seconded to approve the October treasurer's report unanimously.
5. **Unfinished Business:**

Sunroom Project — Double team to begin on Monday and complete job by Wednesday.
Motion: was made and seconded to accept the commencement of the project to frame the windows on Monday, November 22, with installation of a temporary door and withhold final payment of \$4,000 until the permanent door is installed.

6. Completed Issues:

- A. Repair of the crack in the stucco of Unit 114
- B. Drainage problems on 504 first floor common walkway
- C. Men's bathroom door by the pool has been replaced and painted
- D. Sliding Glass Door in attic of building 502 has been repaired by Beacon Windows

7. Ongoing Maintenance Issues:

- A. Condition of the Dock deemed unsafe and blocked off with caution tape; pending estimates
- B. Sewer pipeline invaded by tree roots

Motion: was made and seconded to add \$300, to the \$1,500 cost of cutting down the tree, to grind down the tree stump, which may ensure no further root invasion of the pipeline, was unanimous.

- C. Leak around ceiling pipes in 502 and 504; cooperation of owners needed to test appliances
- D. Replacement of plywood sections of clubhouse kitchen floor — Bill Brown to repair
- E. Fix or replace men's urinal near the pool area

Motion: was made and seconded and carried unanimously to repair or replace the men's urinal at a cost under \$200.

8. Old Business:

- A. Insurance Agent Carrier—decision to continue or replace is to be ratified at next meeting
- B. Elevator Inspection—\$1,361 to replace or repair clutch; clarification needed by Max, TK
- C. Mangroves—formal proposal needed from Adam, All Seasons, to establish scope of work; Tabled to December meeting.
- D. Roof Replacement — Kevin recommended that we raise the replacement cost of the roof to include both the mansard and the flat top sections to \$200,000 for future budget Planning.

9. New Business:

- A. Lamp Posts — Tom Annas has volunteered to repair, repaint, and reassemble

Adjournment — 7:14 p.m.

Submitted by: Carla Maciag, Secretary