

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

OCTOBER MINUTES

**Thursday, October 21, 2021
Clubhouse at 4:00 p.m.**

- I. **Call to Order** — 4:00 p.m.
- II. **Established a Quorum** — Board Members Present: Lucy Kolovos, Kevin Walker, Lucy Walker, and Mark Degan and Carla Maciag attended by phone. Ameri-Tech Management Agent Michael Diorio was in attendance and one (1) homeowner.
- III. **Approval of the September 16, 2021 Minutes**
Motion: was made and seconded to approve the Minutes of the September Meeting
- IV. **Treasurer's Report** — Kevin Walker - Mark Degan
 - A. Gulf Front Lagoon Condominium Association Inc.
Cash on hand is \$314,054.92. Monthly expenses were \$15,240, actual is \$16,004.
Year to date expenses were \$140,726.98. Total Reserves \$218,460.98.
Deferred maintenance \$68,503.88
 - B. Tarpon Club Inc.
Cash on hand is \$174,382.93. Monthly expenses \$9,114.43.
Year to date expenses are \$92,392.35. Total Reserves \$158,775.08.
Deferred maintenance \$57,956.11.
- V. **Ameri-Tech Management Report** — Michael Diorio
 - A. Gulf Front Lagoon/Tarpon Club Property — Property Inspection Report (See Attached)*
- VI. **Old Business**
 - A. Maintenance Completion List for Sept./Oct. — (See Attachment)*
 - B. Maintenance Unresolved Issues — (See Attachment)*
 4. **Motion:** was made and seconded to approve \$775 to Advanced Drainage to correct the three drains on the south side of the first floor of Building 504.
 7. **Motion:** was made and seconded to approve \$450 to Bill Brown to replace plywood on Clubhouse kitchen floor, based upon reasonable timeframe for work to commence.
 - C. Clubhouse Update — Construction Rescheduled to November (Date TBA)
 - D. Elevator Inspection Result — Corrections to be made by TK on next maintenance
 - E. Pergola Stain Color — Tabled
- VII. **New Business**
 - A. Water Main Break — Knight Broadband/Spectrum takes full responsibility for damages. Continental Plumbing will pay for employee damage to ramp railing.
Motion: was made and seconded to approve Bill Brown to repair railing damage

- B. Dead Tree Falling on Northside of Building 502 — Alexander has scheduled a licensed tree service to cut and remove the tree.
- C. Right of Trespasser for Tarpon Springs Police — Renewed
- D. Cedar Tree Southside of Clubhouse — Pursue Estimates
Motion: was made and seconded to approve the removal of cedar tree causing structural damage, at a cost of \$1500 or less
- E. Mangrove Fall Cutting — Tabled to November meeting
- F. Bird Deterrent for Pool — Replace missing alligator floater
- G. Mulch Renewal for November — Pursue Bids
- H. USI Insurance Brokerage Company Proposal — Seven policies up for renewal in December were reviewed and reported by Kevin and Michael.
Motion: was made and seconded to change agents to USI Insurance Brokerage Co.
- I. Roof Inspection — Green Minority inspected roofs and determined replacement in seven years at a cost of \$200,000 for roofs and mansard (tiles). Manufacturer will be called out to inspect current areas on concern.
Motion: was made and seconded to earmark \$5.00 of condo dues per unit per month towards underfunded Roof Reserves.
- J. Nomination/Appointment of Vote Counters — Not Required. No election will take place since the number of candidates did not exceed the number of positions open, thereby automatically confirming the two candidates as Board of Directors.

VIII. Adjournment at 6:17 p.m.

*Attachments (3): Property Inspection Report
Maintenance Completion List
Maintenance Unresolved Issues List

Submitted by: Carla Maciag, Board Secretary