

**GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC. AND  
TARPON CLUB, INC.**  
500 S. FLORIDA AVENUE  
TARPON SPRINGS, FL 34689  
**BOARD OF DIRECTORS**  
**MINUTES**  
**AND BUDGET WORKSHOP**  
**Thursday, September 16, 2021**  
**Ameri-Tech Office**  
**24701 US Highway 19 N, Suite 102, Clearwater, FL 33763**  
**1 p.m. and 4 p.m.**

- I. Call to Order — 4:00 p.m.
- II. A Quorum was Established — Board Members Present: Lucy Kolovos, Kevin Walker, Mark Degan, Lucy Walker, and Carla Maciag. Ameri-Tech Management Agent Michael Diorio, was in attendance. No homeowners were present.
- III. Motion: was made and seconded to approve and waive the reading of the August 19, 2021 Minutes and was unanimously approved
- IV. Treasurer's Report — Mark Degan
  - A. Gulf Front Lagoon Condo Association — Cash on hand is \$307,951. Monthly expenses were \$18,031.00 which is \$2,791 over budget. Year to date expenses were \$124,695 which is 2,775 over budget. Total Reserves are \$211,643, of which \$67,190 is deferred maintenance.
  - B. Tarpon Club Inc. — Cash on hand is \$171,314. Monthly expenses were \$13,288 of which \$4,009.00 over budget. Year to date expenses are \$83,277, which is 9,037 over budget. Total Reserves are \$154,494, which \$57,043 is deferred maintenance.  
Motion: made and seconded to approve Treasurer's Report was unanimous
- V. Ameri-Tech Management Report — Michael Diorio
  - A. New Web Page ([www.gulffrontlagoon.org](http://www.gulffrontlagoon.org)) — Information still being added and adjustments are being made
  - B. Review of Current Contracts—Pursuing competitive bids and services
- VI. Old Business Updates
  - A. Clubhouse
    - 1. Installation of Sunroom Framing and Windows — Rescheduled until Oct. 23 due to door back order
    - 2. Repair of Sunroom Ceiling Drywall — Tabled
    - 3. Repair of Kitchen Floor — Out for bids
    - 4. Repair of Sewer Pipe — Tabled; to get bids
    - 5. Pool Area Men's Bathroom — Replace inoperable itemsMotion: was made and unanimously carried to replace door, lock, urinal

- B. 504 Attic Roof Leak into Unit 243—AAA assessed/made recommendation
- C. Water Seeping into Inside Floor Board of Unit 114 — AAA to assess
- D. Drainage Issue on Walkway of Unit 211 — Don to assess and submit bi
- E. Water Leak from 502 Attic Glass Doors — Beacon Windows to reassess
- F. Repair Fire Door Closing Issue on 504 East Side — Michael to get bid
- G. Management of the Docks  
Motion: was made and seconded and unanimously carried for the Board to seek a legal opinion regarding the management of the docks
- H. Pressure Wash and Removal of Cement in Garage — Contractor has not responded. Michael will send a letter to the contractor and homeowner.
- I. Electrical Lighting to the Island — Review options and cost of adding additional lighting to the bridge area
- J. Meditation Garden — Lucy submitted a schematic; plant splitting and planting was done by Marie Degan; so far at zero costs to the community; further enhancements to follow
- K. Front Entrance — Donated Palm Tree and Water Source — Complete
- L. Board to Schedule Additional Budget Workshop if Necessary
- M. Loose Bat Net at Unit 242 — Friends of Bats to repair on September 24

VII. New Business

- A. Spectrum Business Services  
Motion: was made and seconded and unanimously carried to switch from Verizon to Spectrum for the two lines that serve both buildings and gate callbox, at substantial savings to community.
- B. Mailman John Reported Safety Issue with the Mail Box in 502 — Bulletin Boards were reported as unsafe by USPS Repairman, Todd. All items were secured per USPS recommendation.
- C. Review the Consolidation of Services Under One Vendor  
Motion: was made and seconded and unanimously carried to consolidate lawn, irrigation, and pesticide services based upon compatible scope of work and savings to the community
- D. Condo and Tarpon Club Insurance Policies — Michael Diorio to review insurance policies, due dates, and premiums and pursue competitive bids
- E. Solicitors are not Permitted on the Premises — If you are solicited, identify the vendor, and call the TS Police.
- F. Paving Bid to be Discussed — Tabled
- G. Post Wrong Way Directional Signs at the Exit of Garages — Authorized
- H. Refresh Sign Identifying Buildings 502 and 504 — Add color to sign

VIII. Adjournment —5:32

Attachment: Updated Maintenance List

Submitted by : Carla Maciag, Board Secretary