

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

APRIL MINUTES

**Thursday, April 21, 2022
Clubhouse — 4 p.m.**

- I. Call to Order at 4:02 p.m.
- II. A Quorum was Established — Board Members Present: Lucy Kolovos, Kevin Walker, Lucy Walker, and Carla Maciag. Mark Degan joined by phone. Steve Jarboe and Keith Phillips from Ameri-Tech, and Andrew Longfellow, NaturZone Pest Control were also in attendance.
- III. Approval of the March 24, 2022 Minutes
Motion: was made and seconded to waive the reading of, and approve the Minutes of March 24, 2022 unanimously
- IV. Treasurer's Report — Carla Maciag for Mark Degan
 - A. Gulf Front Lagoon Condo Association — Cash on hand was \$314,241.
Monthly budget was \$16,000. Actual expenses were \$14,676 which is \$1,323 under budget. Year-to-date budget was \$48,000. Actual expenses were \$45,659, which was \$2,340 under budget. Total Reserves was \$214,603 of which \$71,114 is deferred maintenance.
 - B. Tarpon Club, Inc. — Cash on hand was \$148,401.
Monthly budget was \$9,480. Actual expenses were \$8,503 which is \$976 under budget. Year-to-date budget was \$28,440. Actual expenses were \$31,153 which is \$2,713 over budget. Total Reserves were \$128,002 of which \$30,347 is deferred maintenance.
Motion: was made and seconded to accept the March Treasurer's Report unanimously
- V. President's Report — Lucy Kolovos
 - A. Presentation of Volunteer Recognition Awards — Tom Annas, Brian Walker, and Marie Degan have received their Awards and Letters of Recognition
 - B. Sunroom Update — Bill Brown to submit a bid to address compromised wood above the awning and paint door frame. Two sunroom beams need repainting.
 - C. Update on Bayside Pool Maintenance and Repairs: Motor, Pump, and Leak Detection have been remedied. We are now on regular service schedule.
 - D. Spectrum Update — A Code sheet was distributed to board members
 - E. Fining Committee — Paula Mahoney #131, James Edds Unit #221, and Kervrann Didier (DJ) Unit #242 have accepted this position and it is hereby noted they now form the three-member Fining Committee. Steve Jarboe will provide them with a copy of the responsibilities of this Committee.

VI. Ameri-Tech Management Report — Steve Jarboe

- A. Gulf Front Lagoon and Tarpon Club Property Review — has walked properties
- B. Bill Brown Custodial Contract Scope of Work — to reach out to Bill for contract
- C. Structural Engineer Bid for Clubhouse Fireplace Support — J.Bolt was the lowest bidder at \$750 to assess the damage and he will look into rolling cost into repairs
- D. Wild Animal Feeding is Prohibited — Letters were sent
- E. ARC Form — Unit 213

Motion: was made and seconded to approve the beige epoxy flooring for the veranda and patio of Unit 213 unanimously

VII. Old Business

- A. Update on Kitchen and Dining Room Floor — Kitchen flooring replacement is similar in color/style; association vote not required. Dining room floor change from carpet to vinyl, is under \$2,000 as per bylaw allotment.
Motion: was made and seconded to hire J.Grace to remove carpeting and install waterproof luxury vinyl tile with thumb molding for kitchen and dining room.
- B. Termite Damage and Treatment — Andrew Longfellow
Motion: was made and seconded to accept the Sentricon System Termite Treatment Plan of \$850 installation and \$350 per year for the Clubhouse
- C. Gutter at Kitchen Exterior Door — Kevin completed
- D. Update on Dock/Maintenance — Waiting to coordinate with Bill Brown
Motion: was made and seconded to accept the bid from Bill Brown to repair, remove, and replace rotting wood from the dock for \$450 was unanimous
- E. Exterior Lighting of 502 and 504 — Backordered, but to arrive soon
- F. Maintenance Completion List for April — See Attachment I*
- G. Maintenance Unresolved Issues List for April — See Attachment II*

VIII. New Business

- A. Pool Furniture — Donations have been offered for the purchase of (4) umbrellas. Lucy K. will research the pricing for new umbrella /stands, tables, and re-strapping of dining chairs and lounge chairs.
- B. Leak in Unit 145 — Resolved by owner
- C. Leak in Unit 215 — Resolved by owner
- D. Protocol for Unit Renters — Realtor must accompany potential renters. Realtor was notified not doing so is prohibited.

IX. Adjournment — 5:02 p.m.

*Attachments: Maintenance Completion List for April
Maintenance Unresolved Issues List for April

Submitted by: *Carla Maciag*, Board Secretary