

**GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC. AND
TARPON CLUB, INC.**

500 S. Florida Avenue
Tarpon Springs, FL. 34689

**BOARD OF DIRECTORS
AUGUST MINUTES**

Thursday, August 18, 2022

Clubhouse at 4 p.m.

- I. Call to Order — 4:00 p.m.
- II. Establish A Quorum — In attendance were board members Lucy Kolovos, Kevin Walker, Mark Degan, Lucy Walker, and Carla Maciag; Keith Phillips, Karen Gider, Property Manager, and Amber Mazzotto, Associate Manager from Ameri-Tech. Eight (8) unit owners were in attendance.
- III. Approval of July 21, 2022 Minutes —
Motion: was made and seconded to approve and waive the reading of the July minutes unanimously
- IV. Treasurer's Report — Mark Degan (See Attachment)*
 - A. Gulf Front Lagoon Condo Association, Inc. — End of Month Cash on Hand was \$332,095. Monthly Expenses were \$16,089, which was \$89 over budget. For the year, we are \$4,356.47 under budget. Total Reserves is \$231,100, of which \$72,390 is Deferred Maintenance.
 - B. Tarpon Club Inc. — End of Month Cash on Hand was \$158,824. Monthly Expenses were \$10,152, which was \$672 over budget. For the year, we are \$1,896 over budget. Total Reserves is \$137,822, of which \$26,466 is Deferred Maintenance.
Motion: was made and seconded to accept the July Treasurer's Report unanimously
- V. President's Report — Lucy Kolovos
 - A. Clubhouse Air Conditioner — AC will be moved back to 80 degrees due to increase of the monthly energy bill, and reset to 78 degrees a few hours prior to each community event.
 - B. Wrong Way Go Back sign — Kevin will install at 504 driveway
 - C. Pool Alligator — 3rd pool alligator replaced at no cost to the community; warranty
 - D. Door Closures for 1st Floor Fire Doors in 502 and 504 — Tom A. attempted two different types of closures without success; due to door frame configuration. Investigating other options.
- VI. Ameri-Tech Management Report — Keith Phillips
 - A. Attorney's Response to Boat Slip Maintenance Questions — Kevin Walker
Motion: was made and seconded, in accordance with our Declaration of Maintenance Covenants and Restrictions and Easement for Tarpon Club, and the legal opinions from Steve Nikoloff; Henceforth, unit owners that have exclusive use of a boat slip will be responsible for the maintenance cost of the dock structures as outlined in the attorney's legal opinion, dated May 20, 2022, (See Attachment) carried 3 to 2.

- B. Milestone Inspection and Structural Integrity Reserve Studies — “The Surfside Bill” goes into effect January 21, 2025, with extensive changes to Chapter 718 and 719 and Florida Statutes 553.899, which went into effect May 26, 2022, beginning with a required initial professional engineer inspection to be performed for structural integrity, before December 31, 2024. A two-page brief prepared by The SOCOTEC Architects, Engineers, Advisors, is on our Website for your review.
- C. Update on Structural Engineer Bid for Clubhouse Fireplace — Three contractors have given their opinions, with best resolution from RJB Construction, for the hearth repair at \$13,872. Keith will request possible repairs to column supports as a possible alternative.
- D. Elevator Contractor Bids — Keith is waiting for two bids
- E. Cleanup Abandoned Garden — The board agreed to extend the cleanup to the end of October when weather is cooler to dismantle and remove all items from the garden area, per motion made at the July meeting.
- F. Revised Maintenance Contract—Will be sent to Bill Brown to review, sign and return
- G. Lights on the Island — were reported to be on during the day; contact Outdoor Lighting to inspect and look into replacing broken glass lens on one of the light fixtures

VII. Old Business Update

- A. Blinds for Sunroom, Dining Room, and Office — Pricing estimate is about \$200 for each of 7 windows, for the shades only. Tabled until after the Annual Budget Meeting.
- B. Re-Positioning of TV in Sunroom — To be remounted higher by Kevin, John, and Brian
- C. Upgrade/Replace Access Cameras at Front Gate — Mark is looking into new digital equipment with WiFi and costs, and possibly capturing license plates
- D. Cleaning Out Utility Closets — Signs have been posted in 502 and will be hung in 504 notifying owners of personal items they must remove by November 1. The board will address cleaning out the attics in the fall when cooler weather resumes.
- E. Electrical Shut-Off Boxes on the Roofs of 502 and 504 Needing Repair/Replacement — Lucy K. and Keven will inspect the boxes on the roofs again and contact the owners with rusted out units. Kevin will contact Boss for bulk pricing if necessary.
- F. Maintenance List and Unresolved Maintenance List for July — Kevin Walker (See Attachment)*

VIII. New Business

- A. Bats — Friends of Bats was here on the 17th, but was unable to address the issue due to weather conditions and will reschedule.
- B. Loose Railing 504 Entrance — Lucy K. suggested Daly Aluminum for a bid on repair
- C. Schedule a Budget Meeting — Wednesday, September 14, 2022 at Ameri-Tech Offices at 3 p.m. September Board Meeting to follow at 4 p.m. at 24701 US Hwy 19N, Suite 102, Clearwater, FL 33763
- D. Discuss Holding a Closed Board Meeting With Attorney — Withdrawn

IX. Adjournment —5:26 p.m.

Attachments: July Treasurer’s Report
Attorney’s May 20, 2022 Opinion Letter
Maintenance and Unresolved Maintenance Lists for July

Submitted by: *Carla Maciag*, Board Secretary