

**GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC. AND  
TARPON CLUB, INC.**  
500 S. Florida Avenue  
Tarpon Springs, FL 34689

**BOARD OF DIRECTORS**

**DECEMBER MINUTES  
Wednesday, December 14, 2022  
Clubhouse — 4 p.m.**

- 3:58pm President Lucy Kolovos addressed the board with adjustments to the December Agenda  
A Quorum was Established — In attendance were board members, Lucy Kolovos, Tom Annas, Tom Hood, and Carla Maciag.  
**Motion:** was made and seconded to add an item to the Agenda to address the Tile Obstruction at the Entry Doors of Building 504, was accepted unanimously. (See Item VIII. I. below)  
**Motion:** was made and seconded to correct Item III to read, “Approval of November 17, 2022 Budget Meeting, Annual Meeting, and Organizational Meeting Minutes,” was accepted unanimously
- I. Called to Order — 5:00 p.m.
- II. A Quorum was Established — In attendance were board members, Lucy Kolovos, Tom Annas, Tom Hood, Luby Sidoff and Carla Maciag. Property Managers Keith Phillips and Karen Guider. Dave from J. Bolt Construction, Kim Carrington, broker for McGriff Insurance Company, and fourteen (14) unit owners were in attendance.
- III. Approval of November 17, 2022 Budget Meeting, Annual Meeting, and Organizational Meeting Minutes  
**Motion:** was made and seconded to approve the November 17, 2022 Budget Meeting, Annual Meeting, and Organizational Meeting Minutes, was unanimous
- IV. Treasurer’s October 2022 Financial Reports
- A. Gulf Front Lagoon Condo Association, Inc. — End of month cash on hand was \$362,841, which was \$590 under budget. For the year, we are \$5,326 over budget. Total reserves is \$260,085 of which \$73,666 is deferred maintenance.
- B. Tarpon Club Inc. — End of month cash on hand was \$170,929. Monthly expenses was \$8,601, which was \$878 under budget. For the year, we are \$350 over budget. Total reserves is \$148,044 of which \$27,383 is deferred maintenance.  
**Motion:** was made and approved to accept the Treasurer’s Report was unanimous
- V. President’s Report — Lucy Kolovos
- A. Trimming of Mangroves by All Florida Mangroves — Complete
- B. Trimming of Palms Tree by PrimeScape — Complete
- C. Pool Deck Chair Replacements by Outdoor Furniture — Complete
- D. Broken Poolside Table — Repaired
- E. Electrical Shut-Off Boxes on the Roof of 502 and 504; Unit Owner Responsibility — Continued work on the notification process is in progress
- F. Cleanup of Fallen Trees on North Side of 502 by Bob Evan — Complete
- VI. Ameri-Tech Management Report — Karen Guider
- A. Update on Milestone Inspection and Structural Integrity Reserve Studies — Two engineers have been contacted for Phase I (Silver Tech and Delta) with one bid received for \$11,000; state engineers are limited; we plan to get on schedule for Phase I as soon as we approve a bid; required to be completed by December 31, 2024; if repairs are needed, Phase II requires a 365-day completion. In addition, we are required to be fully funded. The Board and Management can hold a Town Hall Meeting when we are further along in the process.
- B. Clubhouse Fireplace — Dave from J. Bolt Construction addressed the Board and commented on his inspection.

- C. Elevator Contract Bid — RiteWay submitted a proposal and she will do a cost comparison with TK Elevator and get back to us.
- D. Rain Leak Into Unit 243 Kitchen — AAA Diversified will return and reevaluate.

VII. Old Business Update

- A. Upgrade/Replacement of Access Cameras at Front Gate Pump House — Completed  
Luby to investigate probability of cameras at 502 and 504 front doors
- B. Air Conditioner for Pool Room — Completed
- C. Cleanup of Owners' Personal Storage Items from the Premises:  
Attic — All owners having items in the attics are asked to reduce and remove excess items.  
Tom Hood will organize a clean-up day.  
Garage — All owners storing items in parking spaces are asked to removed such items.  
Garden — Cleanup has been done; however, raised beds still need to be removed.  
Balcony Walkways — All owners are asked to reassess the amount of items on the common walkways in front of their units and reduce the excess.  
**Motion:** was made and seconded for Tom Hood to coordinate volunteers to form a GFL attic and garage cleanup day and Carla will make notices for posting in the garage and website.
- D. Unit 141 Garage Storage Unit Issue — Waiting for further communication with owner
- E. Broken BBQ - Purchased and completed
- F. Replace Broken Sunroom Fan with Light Fixture — Purchased and installed
- G. Volunteer Committee Review — Tabled

VIII. New Business:

- A. Notice of Change in Florida Elevator Safety Code to Power Operated Car Doors — Tabled
- B. Loose Boards on the Fishing Pier — Repaired and needs paint, which is on back order
- C. Purchase Tables for the Pool Deck — Ordered
- D. Assess Peeling of Paint on Ceiling of the Women's Workout Room — Complete
- E. Collection of Debris from Hurricane Nichole — Completed; thanks to all the volunteers
- F. Balcony Light Bulb Outage in 504 3rd Floor and 502 2nd Floor — Ordered and replaced by Tom A. in 504 and Carla and John in 502; please notify them to report replacements
- G. Appoint a Committee to Review all GFL and Tarpon Club Documents — Three volunteers will begin the process and inform the board if others are needed.  
**Motion:** was made and seconded to approve the formation of a Documents Review Committee with unit owner volunteers Joan Sidoff, Susan Rose, and Stephany Stiles to review and make recommendations to the board
- H. Pet Issues — Complaints of dog owners' failure to pick up and discard waste properly in dumpster  
Visiting dogs are required to follow same condo rules as owners.  
Addressing dog owner requests, the board discussed a motion for a dog run area.  
**Motion:** was made and seconded to address designating a dog run area, in the northwest field, was "Tabled" until a review of the original use of the Tarpon Club documents
- I. Tile Obstruction at the Entry Doors of Building 504  
**Motion:** was made and seconded for Tom A to complete the repairs and come back to the board with non-slip paint samples for the concrete finish color instead of retiling the entry way

IX. Adjournment — 5:05 p.m.

5:08 pm Town Hall Meeting followed with Guest Speaker, Kim Carrington, McGriff Insurance Company

Submitted by: *Carla Maciag*, Board Secretary