

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

BOARD OF DIRECTORS

JANUARY MINUTES

**Thursday, January 27, 2022
Clubhouse — 6 p.m.**

- I. Call to Order — 6:00 p.m.

- II. A Quorum was Established — Board Members Present: Lucy Kolovos, Kevin Walker, Mark Degan, and Lucy Walker. Carla Maciag joined remotely. Jenny Kidd from Ameri-Tech and three (3) homeowners were also in attendance.

- III. Approval of the November 18, 2021 Annual Members' Meeting Minutes
Motion: was made and seconded to waive the reading of, and approve the Minutes of the November 18, 2021 Annual Members' Meeting unanimously

- IV. Treasurer's Report — Mark Degan
 - A. Gulf Front Lagoon Condo Association — The year end Cash on Hand was \$334,750. Monthly expenses were \$15,240, which is \$87.00 over budget. Year to date expenses were \$182,880, which is \$2,367 over budget. Total Reserves are \$237,236, of which \$70,657 is deferred maintenance.
 - B. Tarpon Club Inc. — The year end Cash on Hand was \$186,535. Monthly expenses were \$9,280, which is \$3,294 over budget. Year to date expenses are \$111,360, which is \$2,064 over budget. Total Reserves are \$163,356, of which \$54,330 is deferred maintenance. Overage in part was due to mangrove maintenance and a large water bill, which Lucy Kolovos will look into.
Motion: was made and seconded to approve the 2021 Year-End Treasurer's Report unanimously

- V. Ameri-Tech Management Report — Jenny Kidd presented Steve Jarboe's Report (See Attached)*

- VI. Old Business
 - A. Maintenance Completion List for September - December 2021 (See Attached)*
 - B. Clubhouse Update — Custom door is expected by the end of February.

- B. (Cont'd.)
Kitchen Floor, Exterior Wall, Interior Wall, Roof Gutter, Section of Door Framing, Termite Damage, Drywall Ceiling and Walls in Sunroom — Repairs are in progress
Motion: was made and seconded to accept the bid of \$1,900 from Quality Drywall for the walls and ceiling and paint the entire ceiling to match same texture, was unanimous.
- C. Clubhouse Railing Repaired by Kevin — We received a \$100 check from Continental Plumbing to pay for the damaged railing.
- D. Pergola Stain Color — Kevin supplied samples for the Board's review.
- E. Cedar Tree Removal Southside of Clubhouse — Complete
- F. Update Mulch Renewal — \$100 increase from last year to \$3,800. New owner requires total upfront. Lucy to negotiate with American Mulch for partial payment upfront.
- G. Update Dock Proposal — Tabled until a bid is received for dock and rail from Bill Brown
- H. Garage Ceiling Pipe Leaks — Kevin suspects it's from a kitchen area - Unresolved
- I. Men's Urinal Near Pool Area — Tabled
- J. McGriff Insurance Carrier Policy Renewed
- K. Stain in Pool — Debris after hurricane resulted in stain. Lucy to call and get update.
- L. Spectrum Update — Three lines were necessary to accommodate the three call boxes, at a cost far below the two lines with Frontier.

New Business

- A. Areas Requiring Cleanup — Tabled
 - 1. Attic Storage Areas in 502 and 504
 - 2. Office
 - 3. Pump House
 - 4. The Garden
- B. Property Survey Proposed — Est. Cost: \$200 - \$400 per acre — Tabled until necessary
- C. Gate Remotes — Only three left
- D. Clubhouse Main Entrance Door Lock— Looking into resolution
- E. Mildew on Walkways — Get quote from Bill to include power washing in his contract twice a year.
- F. Clubhouse Termite Treatment Proposal —\$975 bid from Impact Pest Control for Sentricon treatment — Tabled - Kevin to get an additional quote
- G. Background Check — A background check is already paid for by sales and rental fees. Maximum number of rentals permitted is 10% of units. We are currently at maximum.
- H. Custodial Contract Scope of Work — Jenny Kidd, Ameri-Tech, to get that information.
- I. Dog Sign — Please a good neighbor. Pick up after your dog.
Motion: was made and seconded to purchase and post one sign was unanimous
- J. Wind Mitigation Renewal Proposal — Renewal helps with insurance premiums
Motion: was made and seconded to renew the Wind Mitigation Renewal Proposal for \$500 was unanimous

- K. Volunteer Recognition Letter — Lucy will compose a letter to acknowledge the current outstanding volunteers and will post it on the GFL Website upon Board approval.
- L. Light Bulb Issue — Tom and Carla are researching outdoor light bulbs for hue consistency, energy efficiency, and pricing.
- M. Social Activities Discussion — It was determined, for insurance purposes, that the Board officially adopt the Social Committee as Board sanctioned. As per Jenny Kidd, standing in for Steve Jarboe, we must list the names of the Committee Members in the Board Minutes to comply; they include: Lucy Kolovos, Judy Linbaugh, Carla Maciag, Alison Strong, Anne Sullivan, and Linda Walker.
Motion: was made and seconded to formally adopt the Social Committee as Board sanctioned and all future Calendar of Events must be approved by the Board prior to posting on the Website and Bulletin Boards, was unanimously carried.

Adjournment: 8:00 p.m.

*Attachments: I. Ameri-Tech Reports
II. Maintenance Completion List — September - December 2021

Submitted by: Carla Maciag, Board Secretary