

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

**BOARD OF DIRECTORS
JULY MINUTES
Thursday, July 21, 2022
Clubhouse — 4 p.m.**

- I. Amend the July Agenda — **Motion:** As per Robert’s Rules of Order, prior to the onset of the meeting,
- II. a motion was made and carried to amend the July Agenda to include an Arc form for Unit #235, to renovate their guest bathroom.
- III. Call to Order — 4 p.m.
- IV. A Quorum was established — In attendance were board members Lucy Kolovos, Kevin Walker, Mark Degan, Lucy Walker, and Carla Maciag. Five (5) unit owners were in attendance. Keith Phillips, Ameri-Tech, attended by phone.
- V. ARC form for Unit #235
Motion: was made and carried to approve the Arc Form for a guest bathroom renovation, for Unit #235, was unanimously approved.
- V. Approval of the June 16, 2022 Minutes
Motion: A motion was made and seconded to approve and waive the reading of the minutes and amend the minutes to include the above amendment for Unit #235, was approved unanimously.
- VI. Treasurer’s Report for June — Mark Degan
 - A. Gulf Front Lagoon Condo Association, Inc. — Cash on hand is \$338,647.
Monthly expenses were \$15,151, which is \$848 under budget.
Year-to-date expenses were \$91,554, which is \$4,445 under budget.
Total Reserves are \$236,364, of which \$72,071 is deferred maintenance.
 - B. Tarpon Club, Inc. — Cash on hand is \$156,215.
Monthly expenses were \$9,585, which is \$105 over budget.
Year-to-date expenses are \$58,104, which is \$1,224 over budget.
Total Reserves are \$133,830, of which \$25,900 is deferred maintenance.
Motion: was made and seconded to approve the Treasurer’s Report, was unanimously approved
- VII. President’s Report — Lucy Kolovos
 - A. Clubhouse Air Conditioner — All Seasons suggests we keep the temperature at 78 degrees, and lower it the day before a community event to prevent stress on units. He also suggested an additional air conditioner or a bigger wall unit for the Pool Room, which is being researched.
 - B. Elevator Repairs — Adjust Doors and Replace Fan has been completed in June. Kevin will ask Keith Phillips to look into Ameri-Tech preferred elevator companies and give us an estimate on an alternative service contractor.
 - C. Wrong Way Go Back sign — was ordered for 504 guest parking from the road to the bridge to prevent delivery trucks from having to back up
 - D. Water Main Break in our Area — Water company was contacted and flushed out our pipes
 - E. Town Hall Meeting of July 7, 2022 — Boat Slips Update
 1. Generalized Minutes were posted on bulletin boards and the webpage (See Attachment II)*
 2. Tim Johnson, County Appraiser’s Office, confirmed that there are in fact ten boat slips registered with the County.
- VIII. Ameri-Tech Management Report — Keith Phillips
 - A. Revised Comprehensive Update on Bill Brown Maintenance Contract — Kevin Walker
Motion: was made and seconded to present Ameri-Tech with the revised contract to be forwarded to Bill Brown, was unanimously approved (See Attachment III)*

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- B. Update on Structural Engineer Bid for Clubhouse Fireplace Support — Two Options Pending
- C. Cleanup Abandoned Garden on Back Lot Behind Building 502 — Letters were sent on July 9th, to all Garden Club Members. (See Attachment IV)*

Motion: was made and seconded to have the management respond to the email he received with regard to the abandonment of the garden. The BOD advised him to reiterate that the board stands by the decisions expressed in the letter; however, is agreeable to grant a reasonable extension if requested, passed 4-1, Carla abstained.

IX. Old Business Update

- A. Clubhouse Termite Damage and Treatment Stations— NaturZone installed stations in May.
- B. Re-Staining Worn Foot Bridge Areas — Kevin Walker
Request for Volunteers will be posted when weather permits
- C. Blinds for Sunroom, Dining Room, and Office — Lucy W. and Carla
Pricing, color, and style options will be researched and brought to the board for budget consideration.
- D. Purchase Manual Hedge Clippers — Completed
- E. Mount TV on Sunroom Wall — Completed with changes to replace the stationary mount with a swivel unit and raise the TV
- F. Purchase (12) Chain Link Gate Clips for Fence Door Straps — Completed
- G. Balcony Lights — Have been received and are being installed
- H. Replacement of Broken Non-Functioning Exit Light Fixtures — Carla and Tom A.
A walk-thru found (15) emergency lights were needed for 502, 504, and clubhouse. Since this is a safety and security issue, they will be ordered upon researching price and shipping.
- I. Maintenance Completion List and Unresolved Issues List for June — Kevin Walker
(See Attachment V.)*

X. New Business

- A. Upgrade/Replace Assess Cameras at Front Gate — Mark Degan
Will look into cost of upgrading to Wi-Fi Digital cameras and Digital DVD
- B. Cleaning Out Utility Closets, Attics in 502 and 504, and Clubhouse Attic Rooms
Utility Closets — Signs will be posted on utility room doors advising owners to remove personal items by September 1. Doors will be labeled for Official Vendor's to easily identify their appropriate work areas.
Attics in 502 and 504 — This storage has limited space and must be shared with multiple unit owners. The Board will be coordinating a Fall Cleanup and request the removal of large and excessive items by their owners.
Clubhouse — Board will seek volunteers to help clean out clubhouse attic rooms; TBA
- C. Door Closure for 1st Floor Fire Doors in 502 and 504 — Lucy K.
Motion: was made and seconded to order soft-closure door hardware for (2) first-floor doors, was unanimously approved
- D. Maintenance of Boat Slips — Kevin Walker provided information on prior bids pertaining to the replacement of the upper landing deck boards, ranging from \$10,000 to \$18,000 in costs. He recommended a Boat Slip Maintenance Fund be established.
Motion: was made and seconded to seek further legal advice prior to voting on this issue, carried 4-1

XI. Adjournment: 5:57 p.m.

- Attachments:
- I. - Arc Form for Unit 125
 - II. - Generalized Minutes of Town Hall Meeting of July 9, 2022
 - III. - Updated Bill Brown Professional Cleaning Contract
 - IV. - Cianfrone, Nikooff, Grant & Greenberg, P.A. May 20, 2022 Letter — Boat Docks
 - V. - Maintenance Completion List and Unresolved Issues List for July

Submitted by: *Carla Maciag*, Board Secretary