

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

500 S. Florida Avenue
Tarpon Springs, FL 34689
BOARD OF DIRECTORS

JUNE MINUTES

Thursday, June 16, 2022

Clubhouse — 4 p.m.

- I. Call to Order — 4 p.m.
- II. A Quorum was established — Board Members Present: Lucy Kolovos, Kevin Walker, Lucy Walker, Mark Degan and Carla Maciag. Keith Phillips and Keith MacMenomay from Ameri-Tech, and (18) eighteen homeowners were also in attendance.
- III. Approval of the May 19, 2022 Minutes —
Motion: was made and seconded to waive the reading of and approve the May Minutes with the correction to Item V. for Bill Brown's bid of \$1,500, was unanimously approved.
- IV. Treasurer's Report — Mark Degan
 - A. Gulf Front Lagoon Condo Association, Inc.— End of month Cash on Hand was \$329,709 Monthly Expenses were \$15,850, which was \$150 under budget. For the year, we are \$3,597 under budget. Total Reserves is \$229,094, of which \$71,752 is Deferred Maintenance.
 - B. Tarpon Club, Inc. — End of month Cash on Hand was \$152,436. Monthly Expenses were \$8,189, which was \$1,291 under budget. For the year, we are \$1,413 over budget. Total Reserves is \$130,969, of which \$26,479 is Deferred Maintenance.**Motion:** was made and seconded to accept the May Treasurer's Report unanimously.
- V. President's Report — Lucy Kolovos
 - A. Sunroom Update — Stormfitters adjusted door to prevent rain water from seeping into sunroom and will be monitored. Bill Brown to replace rotting wood behind awning.
 - B. A.B. Nova Fire Inspection — Replaced faulty flow valve and back-up battery
 - C. Resident Concern Over Disclosure of Gate and Call Box Codes
Motion: was made and seconded to inform Bob at Florida Parking Control to change the codes after the community is informed in the Annual November mailing.
 - D. Elevator Repair — will be down about an hour for service technician to replace the faulty fan; he will also review and adjust the doors, due to the repeated service calls, (6) six in May
- VI. Ameri-Tech Management Report — Keith MacMenomay and Keith Phillips
 - A. Comprehensive Update on Bill Brown Maintenance Prof. Contract Scope of Work — Still pursuing submission from Bill Brown; Kevin will assist in obtaining a contract
 - B. Update on Structural Engineer Bid for Clubhouse Fireplace Support — Engineer was unable to complete his inspection due to animal intrusion, which has been resolved; vents have been screened and he will be called out next week to complete his inspection
 - C. Cleanup of Abandoned Garden on Back Lot Behind Building 502 — Lucy K. to provide names and addresses of the members and Keith will send letters to them.
 - D. McGriff Insurance FPAT Wind Mitigation — Renewed February 22, 2022

- E. Attorney Letter to Boat Slip Licensees/Membership — Mailing was sent to all residents. The attorney stands by the letter he sent. Any questions homeowners might have can be sent to the attorney.

Comments/Discussion:

It was stated repeatedly by homeowners, board members, and property managers, that we work jointly to come to a peaceful resolution regarding the clarification of ownership and financial responsibility of the boat slips and marine parcel of Tarpon Club. The Board will arrange for a Town Hall Meeting; date TBA.

VII. Old Business Update

- A. Kitchen and Dining Room Floor — complete with \$150 additional cost to level floor
- B. Clubhouse Termite Damage and Treatment — follow up with NaturZone on a start date
- C. Dock Maintenance and Repairs — Deck railings repaired at a cost of \$545
- D. Lights — Balance of balcony lights are on order; Kevin and Tom A. to do a property walk to locate Emergency Lights and Exit Lights needing replacement
- E. Pool Furniture — Five (5) replacement chairs are on order; will not arrive before Sept.
- F. Re-Staining of Worn Foot Bridge Areas —Kevin made a request for volunteer
- G. Men's Workout Room Fan Light and Switch — Complete
- H. Blinds for Sunroom, Dining Room and Office — Tabled
- I. Maintenance Completion List and Unresolved Issues List for June — Kevin Walker (See Attachment)*

VIII. New Business

- A. Mount T.V. on Sunroom Wall
Motion: was made and seconded to purchase a wall mount for about \$30 and mount the T.V.
- B. Door Closures for Fire Doors to Prevent Slamming — Tabled to determine costs
- C. Fence Door Straps—Kevin to purchase (12) chain link gate clips at at cost of .82 each
- D. Purchase of Hedge Clippers — Consult John Evans regarding ant problem in crotons
Motion: was made and seconded to purchase manual hedge clippers for the GFL Gardening Committee for about \$30, passed unanimously
- E. Bats — \$1,290 contract renewal was due June 6; Keith to look into a comparison bid.
Droppings on roof thought to be from bats was determined to be from crows.
- F. Wrong Way Sign for 504 garage — (Excludes Waste Management and Alexander)
Motion: was made and seconded to order a “Wrong Way Go Back” sign for about \$30 was unanimously approved

- IX. Adjournment — 5:32 p.m.

*Attachment — Maintenance Completion List and Unresolved Maintenance List for June

Submitted by: *Carla Maciag*, Board Secretary