

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

MARCH MINUTES

**Thursday, March 24, 2022
Clubhouse — 4 p.m.**

- I. Call to Order — 4:07 p.m.
- II. A Quorum was Established — Board Members Present: Lucy Kolovos, Kevin Walker, Mark Degan, Lucy Walker, and Carla Maciag. Three (3) homeowners were also in Attendance. Steve Jarboe, Ameri-Tech was not in attendance.
- III. Approval of the January Minutes —
Motion: was made and seconded to waive the reading of, and approve the Minutes of January 27, 2022 Minutes unanimously
- IV. Treasurer's Report — Mark Degan
 - A. Gulf Front Lagoon Condo Association — The monthly cash on hand was \$304,362. Monthly budget was \$16,000. Actual expenses were \$15,838, which is \$136 under budget. Year-to-date budget was \$32,000. Actual expenses was \$30,983, which is \$1,016 under budget. Total Reserves was \$207,349, of which \$70,795 is deferred maintenance.
 - B. Tarpon Club, Inc. — The monthly cash on hand was \$165,229. Monthly budget was \$9,480. Actual expenses were \$11,425, which is \$1,945 over budget. Year-to-date budget was \$18,960. Actual expenses were \$22,649, which is \$3,689 over budget.
Motion: was made and seconded to accept the February Treasurer's Report unanimously
- V. President's Report — Lucy Kolovos
 - A. Volunteer Recognition Awards to Marie Degan, Tom Annas, and Brian Walker — Recognition Letter to Recipients is posted on the website: www.gulffrontlagoon.org
 - B. Sunroom Update — Door Header Replacement, labor and rebuilding, was an additional \$1,308.60 expense. Windows and doors are now complete with exception of caulking. Bill Brown will finish painting the ceiling and partial walls.
 - C. Spectrum — Hierarchy Account was created for the three call boxes
 - D. Pool Violation — has been remedied by Bayside Pool, our new contractor.
 - E. Social Activities Committee — St. Paddy's Day Event was a success with 31 in attendance; next community event is Cinco de Mayo (Thursday, May 5th)
- VI. Amer-Tech Management Report — Steve Jarboe (A - C to be address at April Meeting)
 - A. Gulf Front Lagoon and Tarpon Club Property Review
 - B. Bill Brown Custodial Contract Scope of Work
 - C. Structural Engineer Bid for Clubhouse Fireplace Support

- D. Wild Animal Feeding is Prohibited — Issue addressed
- E. ARC Form for Unit 213 — Under consideration with revisions

VII. Old Business

- A. Maintenance Completion List for February and March — See Attachment I*
- B. Maintenance Unresolved Issues List for February and March — See Attachment II*
- C. Kitchen and Dining Room Floor Selection — Tabled short term until sample chosen
- D. Termite Damage and Treatment — Tabled; under consideration
- E. Gutter Outside Kitchen — Bill Brown to reassess
- F. Dock Proposal from Bill Brown — Proposal for \$450; start date not yet determined
- G. Dock Maintenance — Continues to be under review
- H. Mildew on Walkways — Bill Brown to bleach clean twice yearly within his maintenance contract
- I. Exterior Lighting of 502 and 504 —
Motion: was made and seconded to approve the purchase of an additional one hundred (100) Halco light bulbs for balcony lighting consistency and cost efficiency

VIII. New Business

- A. Bayside Pool Maintenance and Repairs of Motor, Pump, and Leak Detection — Leak detection company is scheduled for March 28, 2022
- B. Establish a General Maintenance Committee —
Motion: was made and seconded to approve the formation of a General Maintenance Committee with Kevin Walker as the Board Liaison to include members: Carla Maciag, Tom Annas, Marie Degan, John Maciag, and Brian Walker. Others will be contacted for consideration as needed.
- C. Unit 233 Purchase Application —
Motion: was made and seconded to ratify the Purchase Application for Unit 233.
- D. Fining Committee —
Motion: was made and seconded to establish a Fining Committee comprised of three homeowner (3) members to act in an arbitration capacity in determining fines for violations. Members will be contacted for consideration.

IX. Adjournment — 5:49 p.m.

*Attachment I - Maintenance Completion List for February and March 2022

*Attachment II - Maintenance Unresolved List for February and March 2022

Submitted by: Carla Maciag, Board Secretary