

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

**MAY MINUTES**

**Thursday, May 19, 2022  
Clubhouse — 4 p.m.**

- I. Call to Order — 4:00 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 (4) four homeowners were also in attendance.
- III. Approval of the April 21, 2022 Minutes  
**Motion:** was made and seconded to waive the reading of, and approve the April Minutes
- IV. Treasurer's Report — Mark Degan
  - A. Gulf Front Lagoon Condo Association — End of month Cash on Hand was \$323,120. Monthly Expenses were \$14,893, which was \$1,106 under budget. For the year, we are \$3,446 under budget. Total Reserves is \$221,856, of which \$71,433 is Deferred Maintenance.
  - B. Tarpon Club, Inc. — End of month Cash on Hand was \$155,258. Monthly Expenses were \$9,470, which was \$9.00 under budget. For the year, we are \$2,704 over budget. Total Reserves is \$131,994 of which \$30,914 is Deferred Maintenance.  
**Motion:** was made and seconded to accept the April Treasurer's Report unanimously
- V. President's Report — Lucy Kolovos
  - A. Sunroom Update — Compromised wood above the awning and painting of door  
**Motion:** was made and seconded to accept a bid from Bill Brown of \$1,000 to repair the awning and \$125 to paint the door according to the manufacturer's recommendations, passed unanimously
  - B. Sunroom Furniture and Rug Donation  
**Motion:** was made and seconded to accept the sofa, love seat, and rug donation and to remove the current sofa, love seat, rug, and Armour by a 3-2 vote
  - C. Pool: Jacuzzi Switch, and Relay Control Timer Box — Timer for pump is disabled
- VI. Ameri-Tech Management Report — Keith MacMenomay and Keith Phillips
  - A. Gulf Front Lagoon and Tarpon Club Property Review — Balance Sheet was submitted (See Attachment on Web Site: [gulffrontlagoon.org](http://gulffrontlagoon.org))

- B. Update on Bill Brown’s Maintenance Professionals Contract Scope of Work — Keith to draft a comprehensive update of Bill Brown’s Scope of Work including power washing
- C. Update on Structural Engineer Bid for Clubhouse Fireplace Support — Keith P. has contacted Ryan at Specialized Services who will have his engineer evaluate the structure and make recommendations at no cost.
- D. Ameri-Tech Management Team Change — Keith Phillips introduced our new property managing agent Keith MacMenomay; to work temporarily together
- E. Cleanup of the Abandoned Garden on Back Lot Behind Building 502  
**Motion:** was made and seconded to approve Keith P. to draft a letter to all Garden Committee Members to be given 21-days to clean up the abandoned garden, level the land, and remove all related garden items from the GFL property, was unanimous.

VII. Old Business

- A. Update on Kitchen and Dining Room Floor  
**Motion:** was made and seconded to accept bid from Jim Grace for an additional fee up to \$450 to level and smooth the surface of the kitchen floor as required by the warranty
- B. Update on Termite Damage and Treatment in Clubhouse — NaturZone Contract was signed and will soon be implemented
- C. Update on Dock Maintenance and Repairs
  - 1. Bill Brown, Maintenance Professionals, completed replacement of the compromised wooden deck boards and dock railings.
  - 2. **Motion:** was made and seconded for the Law firm of Cianfrone, Nikoloff, Grant & Greenberg, to send a letter to the (10) boat slip license holders clarifying their financial responsibility, including Board of Directors management and oversight of the dock and boat slips, carried unanimously.
- D. Update on Balcony Light Bulbs — Replacement bulbs have been received and are being tested on floors 2 and 4 in 502 and 2nd floor of building 504
- E. Fining Committee Adjustment — The Board approved the replacement of Jim Edds with Ralph Fox as the third member of the Fining Committee.
- F. Maintenance Completion List and Unresolved Issues List for May — (See Attachment I)\*

VIII. New Business

- A. Pool Furniture Update — Four (4) donated umbrellas are now in use.  
**Motion:** was made and seconded to accept the purchase of five (5) additional side chairs and revisit the purchase of tables after the new budget is approved, was unanimous

- B. Tree Pruning on the Island — Completed with resident donation
- C. Damaged Emergency Light Fixture in 502 on 3rd Floor — Fixture has been received and Tom A. will install
- D. Re-Stain Worn Foot Bridge Areas  
**Motion:** was made and seconded for Kevin to order five (5) gallons of same color, Mountain Cedar, and restain the foot bridge areas as needed
- E. Elevator 504 Exhaust Fan — Fan is on order
- F. Leak in 504 Garage from Units 225 and 235 — Issues resolved by owners
- G. Men's Workout Room — Ceiling light was replaced by warranty  
**Motion:** was made and seconded to have Latakos Electric install ceiling light and light switch
- H. Blinds for Sunroom, Dining Room and Office — Lucy W. and Carla to research
- I. Assess Shrubs at Exit Island —The Board made the decision to leave bushes as is.

IX. Adjournment — 5:34

\*Attachment I: Maintenance Completion List and Unresolved Issues List for May

Submitted by: *Carla Maciag*, Board Secretary