

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

500 S. Florida Avenue  
Tarpon Springs, FL 34689

**BOARD OF DIRECTORS**

**OCTOBER MINUTES**

**Thursday, October 20, 2022**

**Clubhouse — 4 p.m.**

- I. Call to Order — 4:00
- II. Quorum Established — In attendance were board members Lucy Kolovos, Mark Degan, Lucy Walker, Tom Annas, and Carla Maciag; Property Manager Karen Guider, and (17) homeowners.
- III. Approval of Meeting Minutes and Budget Workshop Minutes:  
**Motion:** was made and seconded to approve and waive the reading of the August 18, 2022 Minutes, September 14, 2022 Minutes, September 14, 2022 Budget Workshop Minutes, and October 7, 2022 Board Meeting Minutes were unanimously approved (See Attachments)\*
- IV. Treasurer's September 2022 Financial Reports — Mark Degan
  - A. Gulf Front Lagoon Condo Association, Inc. — End of month Cash on Hand was \$348,020. Monthly Expenses was \$16,231, which was \$231 over budget. For the year, we are \$4,274 under budget. Total Reserves is \$245,592, of which \$73,028 is Deferred Maintenance.
  - B. Tarpon Club Inc. — End of month Cash on Hand was \$168,188. Monthly Expenses was \$8,771, which was \$708 under budget. For the year, we are \$301 under budget. Total Reserves is \$144,989, of which \$27,600 is Deferred Maintenance.  
**Motion:** was made and seconded to accept the Treasurer's Report was unanimous
- V. President's Report — Lucy Kolovos
  - A. Welcoming of Tom Annas to the Board of Directors
  - B. Bat Inspection Report — Bats will be an ongoing issue needing annual attention
  - C. Missing Deliveries Inquiry — Video surveillance recorded the delivery man removing packages after sending photos announcing delivery
  - D. New Renter has now moved into Unit 111
  - E. Damaged Pool Sign — Replaced sign meeting code, at no cost to community
  - F. Replacement of Rotting Wood Under Awning Door to Clubhouse — Contact Bill Brown
  - G. Emergency Lights and Garage Lights — Tom has replaced lights to the property
- VI. Ameri-Tech Management Report — Karen Guider
  - A. Demand Letter from Boat Slip Users — Response Letter has been sent to Attorney Bloom, as requested
  - B. Update on Milestone Inspection and Structural Integrity Reserve Studies — Two quotes are being obtained for an engineer's inspection from Delta and Socotec.
  - C. Update on Alternative Types of Structural Support for Clubhouse Fireplace — Bob Hegerschmidt will be out next week
  - D. Elevator Contractor — Right of Way Elevator Maintenance bid has been received
  - E. Rain Leak Into Unit 243 Kitchen — AAA Diversified Warranty to be contacted
  - F. 2023 Budget — Will be sent to all unit owners within required timeframe
  - G. November Election Packets — Will be sent to all unit owners within required timeframe

VII. Old Business Update

- A. Trimming of the Palm Trees  
**Motion:** was made and seconded to accept the PrimeScape Proposal of \$2,250 for the trimming of 50 palm trees
- B. Trimming of the Mangroves  
**Motion:** was made and seconded to accept the All Florida proposal of \$8,250 for major reduction of the mangroves, was unanimously approved
- C. Upgrade/Replace Access Cameras at Front Gate Pump House — Mark Degan  
**Motion:** was made and seconded to purchase a surveillance package, including: four cameras, a monitor, and DVD for \$523, was unanimously approved
- D. Pool Deck Chair Replacement — Outdoor Furniture Connection confirmed delivery of five (5) chairs to arrive October 27, 2022
- E. Electrical Shut-Off Boxes on the Roofs of 502 and 504 — Unit Owner Responsibility  
**Motion:** was made and seconded to send letters to those unit owners who need to take action to prevent possible fire and/or leaks, was unanimously approved
- F. Air Conditioner for Pool Room —  
**Motion:** was made and seconded for Tom to purchase a Black & Decker air conditioner from Amazon for \$356 for the clubhouse pool room, was unanimously approved
- G. Cleanup of Owners' Personal Items from the Property — Tabled to November and the new board of directors
- H. Reminder to Unit Owners to Clear Balcony Fire Walkways Before Leaving During Hurricane Season — Many thanks to volunteers who removed and replaced items from the balconies before and after Hurricane Ian

VIII. New Business

- B. Unit 141 Garage Storage Unit Issue — Unable to enter the unit to assess damage
- C. Broken BBQ — Post step-by-step directions for use on new unit  
**Motion:** was made and seconded for Tom to purchase a BBQ for under \$200 was unanimously approved
- D. Broken Poolside Table — Issue tabled. Save existing foot pads.
- E. Trim Back Fallen Trees on North Side of 502 — Bob Evan's cleaned up the three (3) trees that were lost during Hurricane Ian, at the reasonable cost of \$200
- F. Replace Broken Sunroom Fan with Light Fixture  
**Motion:** was made and seconded for Tom to purchase a replacement light fan for the sunroom at a cost of under \$150, was unanimously approved

IX. Adjournment — 5:05 p.m.

\*Attachments: Board Meeting Minutes of August 18, 2022  
Board Meeting Minutes of September 14, 2022  
Budget Workshop Minutes of September 14, 2022  
Board Meeting Minutes of October 7, 2022 (Resignation Meeting)

Submitted by: *Carla Maciag*, Board Secretary