

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

500 S. Florida Avenue
Tarpon Springs, FL 34689
www:gulffrontlagoon.org

**BOARD OF DIRECTORS
SEPTEMBER MINUTES**

Wednesday, September 14, 2022 at 3 p.m.

Ameri-Tech Offices

24701 US Highway 19 N, Suite 102, Clearwater, FL

Annual Budget Workshop — 4 p.m.

- I. Call to Order — 3:00 p.m.
- II. Quorum Established — In attendance were board members Lucy Kolovos, Kevin Walker, Mark Degan, Lucy Walker, and Carla Maciag; Keith Phillips and Karen Gider from Ameri-Tech, and four (4) unit owners.
- III. Approval of August 18, 2022 Minutes

Motion: was made and seconded to approve the minutes with a clarification to item VI.C. to delete sentence beginning: “Three contractors have given their opinions...” and replace to read, “One contractor has given a bid for \$13,872 for the fireplace foundation repair.” Passed 4-1.

Motion: was made and seconded to approve and waive the reading of the August minutes unanimously with the one clarification above, passed unanimously
- IV. Treasurer’s Report — Mark Degan
 - A. Gulf Front Lagoon Condo Association, Inc.
End of the month Cash on Hand was \$342,096. Monthly Expenses were \$14,850, which was \$1,150 under budget. For the year, we are \$5,506 under budget. Total Reserves is \$238,338, of which \$72,709 is Deferred Maintenance.
 - B. Tarpon Club Inc.
End of month Cash on Hand was \$164,764. Monthly Expenses were \$7,990, which is \$1,489 under budget. For the year, we are \$407 over budget. Total Reserves is \$141,799, of which \$27,033 is Deferred Maintenance.
Motion: was made and seconded to approve the Treasurer’s Report, was unanimous.
- V. President’s Report — Lucy Kolovos
 - A. Bats — were found in both buildings’ roof tiling and net mitigation is being used; follow up in progress
 - B. Wrong Way Go Back Sign — Installed
 - C. Door Closures for 1st Floor Fire Door in 502 and 504 — A resolution still in progress
 - D. Boaters Were Reported Entering Our Property — Waiting out the storm; no action needed
 - E. Pool Alligator — Has been repaired and is back in pool

- VI. Ameri-Tech Management Report Keith Phillips, Karen's Gider — (See Attachment I)*
- A. Structural Reserve/Milestone 1 & 2: Required Structural Engineer Phase I (Visual Inspection) and Phase II (Invasive Testing, if required), and Structural Integrity Reserve Study — Due to the limited availability of State engineers, Keith was instructed to set up an appointment immediately with an engineer. (See report brief on our Website.)
Motion: was made and seconded to seek attorney advice to determine if Tarpon Club is considered a 4-story structure under the "Seascope Law," passed unanimously
 - B. Update on Alternative Type of Structural Support for Clubhouse Fireplace — Keith reiterated his August statement that we had three contractors come out; one gave a bid of \$13,872, the other two required their structural engineers to look at the project before they could submit a bid or a recommendation, at a cost of \$1,500.
Motion: was made and seconded, due to state engineer shortages, we need to reserve a spot now on the calendar for a structural engineer inspection and get a second bid, at a cost of \$1,500, passed unanimously
 - C. Update on Elevator Contractor Bids — Schindler and Rite Way will both be contacted. Also, to contact TK Elevator and McGriff Insurance to meet with us and include elevator company name on our insurance contract to indemnify them in case of an accident.
- VII. Old Business Update
- A. Re-Positioning of TV in Sunroom — Completed
 - B. Upgrade and Replacement of Access Cameras at Front Gate — Mark Degan
Motion: was made and seconded to purchase four HD-AD wired Security cameras with night vision and one DVR for under \$300, passed unanimously
 - C. Electrical Shut-Off Boxes on the Roofs of 502 and 504; Unit Owner Responsibility — Peter Lantokos has submitted an itemized Installation and Repair Invoice Estimate Only (See Attachment II)*
Motion: was made and seconded for Lucy K. and Kevin to discuss compromised AC units with individual owners, and Keith will follow up by letter if needed. In addition, the Fire Marshall will be contacted for a complimentary inspection, passed 4-1.
 - D. Repair Loose Railing at Entrance to 504 — Completed
 - E. Budget Workshop — Scheduled for Wednesday, September 14, at 4 p.m. at Ameri-Tech
 - F. Repair of Lights on the Island Near Bridge — See Maintenance Lists (Attachment III)*
 - G. Maintenance/Unresolved Maintenance Lists for Aug./Sept.—Kevin (See Attachment III)*
- VIII. New Business
- A. B.O.H. Pool Inspection Safety Issue — Anti-Entrapment Device for Jacuzzi
Motion: was made and seconded to ratify \$802 for the emergency entrapment device, was unanimous
 - B. Annual Trespass Authorization Form for Tarpon Springs Police Department — Complete Must be updated yearly and signed by the current president, and each time a new president is elected, giving right of trespass to TSPD.
 - C. Flood Insurance Declaration Form — Is on our Website if needed at: gulffrontlagoon.org
 - D. Trimming of the Palm Trees and Mangroves — Getting proposals
 - E. Troubleshoot Rain Leak from the Roof Into Unit 243 Kitchen — Keith and Kevin to contact AAA Diversified regarding possible repair under warranty
- IX. Adjournment — 4:31 p.m.

*Attachment I — Manager's Report

*Attachment II — Installation and Repair Invoice Estimate Only

*Attachment III — Maintenance and Unresolved Maintenance Lists for August and September

Submitted by: *Carla Maciag*, Board Secretary

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TARPON CLUB, INC.**
500 S. Florida Avenue
Tarpon Springs, FL 34689

**BOARD OF DIRECTORS
ANNUAL BUDGET WORKSHOP
MINUTES**

Keith Phillips, Property Manager
Amer-Tech Property Management

Wednesday, September 14, 2022 at 4 p.m.

Ameri-Tech Office
24701 US Highway 19 N. Ste 102, Clearwater, FL

- I. Call to Order — 4:45 p.m.
- II. Quorum Established — In attendance were board members Lucy Kolovos, Kevin Walker, Mark Degan, Lucy Walker, and Carla Maciag, Keith Phillips and Karen Gider from Ameri-Tech and two (2) unit owners.
- III. Keith Phillips and Karen Gider, Ameri-Tech — Review and Budget Comparison 2021-2022 Milestone Inspection and Structural Integrity Reserve Studies: The Surfside Bill, which went into effect May 26, 2022, and the Structural Integrity Inspection Study, must be completed by December 31, 2024. To meet our financial obligations incurred by the Studies, and meet the requirements of the bill, we must fully fund the engineer inspection and all other reserves related to the Study; this will require an increase in our monthly maintenance dues.
- IV. Boat Slip Maintenance Fee Budget Line Item:
Motion: was made by Kevin Walker and seconded by Lucy Walker to add a Reserve Line Item to the 2023 budget and a monthly fee of \$22 for each of the ten boat slip users; was defeated 3-2.
- V. Adjournment — 6:10 p.m.

Submitted by: *Carla Maciag*, Board Secretary