

GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.
500 S. Florida Avenue, Tarpon Springs, FL 34689

APRIL MINUTES
Tuesday, April 18, 2023
4 p.m.
Ameri-Tech Office
24701 U.S. Hwy 19, Ste. 102, Clearwater, FL 33763

- I. Call to Order — 4:00 p.m.
- II. Quorum Established — Board Members Present were: Lucy Kolovos, Tom Annas, Tom Hood, Luby Sidoff, and Carla Maciag. Karen Guider, Ameri-Tech, and one (1) unit owner. Three (3) unit owners joined on zoom.
- III. Approval of March Gulf Front Lagoon Minutes
Motion: was made and seconded to approve and waive the reading of the GFL March Minutes, was unanimous.
- IV. Treasurer’s Report — Tom Hood
End of Month Cash on Hand was \$328,653. Monthly Expenses were: 18,145. For the year, we are \$472 under budget. For the year, we are \$1,635 over budget. Total Reserves is \$227,106, of which \$69,290 is Deferred Maintenance.
Motion: was made and seconded to approve and waive the reading of the GFL March Treasurer’s Report, was unanimous
- V. President’s Report — Lucy Kolovos
 - A. Bat Service Update — Inspection and surging up of bat intrusion prior to April 15 to August 15 moratorium; adjusted schedule; Completed
 - B. TK Elevator Routine Maintenance — Routine maintenance; Completed
 - C. Social Committee Update — This item was moved to Tarpon Club Agenda
- VI. Amer-Tech Management Report — Karen Guider
 - A. Owners’ Directory
Motion: was made and seconded to post the Directory on the Owner’s Private Page, which requires a log-in and password. Owners who “decline” will so be noted on the directory; was unanimous
 - B. Elevator Contract
Motion: was made and seconded for the board to assess the three bids, and their terms and conditions before making a decision, was unanimous
 - C. Update on Milestone Inspection and Structural Integrity Reserve Studies — Karen will have three Engineer Inspection bids for us by May
 - D. Update on Power Washing 502 and 504 Sidewalks and Balconies — It was agreed that the bid received of \$700 was not reasonable for the powerwash needed. A quick fix using Simple Green by volunteers now, and hiring a powerwash company after the rainy season, was more feasible. The Board will post notices for the powerwashing so owners may move their cars and clear their balconies as needed.

- E. Placement of GFL Budget on Current WebSite — Work in progress
- F. Creation of a Private Log-in Page for Owners for the Placement of Financials and Other Private Documents — Work in progress
- G. Property Walk Through
 - 1. A Fire Extinguisher Box will be ordered for east side of Building 502
- H. 2. Mud Puddle and Debris on Southside Opening in Building 504
Motion: was made and seconded to remove the debris and order a 60”X 36” work-floor mat for the south side garage opening in Building 504, was unanimous

VII. Old Business

- A. Update on Air Conditioner/Electrical Issues on Roof of 502 — All but one owner has addressed this issue. Some units still require replacement of insulation for exposed wires. Luby to continue with follow up.
- B. Sliding Glass Door Leak in 502 Attic — No leak after 1.5” rain storm was reported; continue to monitor situation

VIII. New Business

- A. Arc Form for New A/C for Unit #113 (Richards) - ratified
- B. Arc Form for New A/C for Unit #115 (Alexander) - paperwork is forthcoming
- C. Arc Form for New A/C for Unit #132 (Stiles) - ratified
Motion: was made and seconded to ratify the Architectural Forms submitted for Units #113 and #132, was unanimous

IX. Adjournment: 5:09 P.M.

Attachment: Volunteer Committee Rev. 4/18/23

Submitted by: *Carla Maciag*, Board Secretary