

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

AUGUST MINUTES
Tuesday, August 15, 2023

4 p.m.

Ameri-Tech Office

24701 U.S. Hwy 19, Ste. 102, Clearwater, FL 33763

Join Zoom: gulffrontlagoon.org

Zoom Meeting ID: 824 1608 6690, Passcode: 775905, Audio Only: 312 626 6799

- I. Call to Order — 4:00 P.M.
- II. Quorum Established — Board Members in attendance were Lucy Kolovos, Tom Annas, and Carla Maciag. Tom Hood and Luby Sidoff joined on Zoom. Also in attendance were Karen Guider, Ameri-Tech, and (1) owner. Six (6) owners joined on Zoom.
- III. Approval of Gulf Front Lagoon July Minutes
Motion: was made and seconded to accept and waive the reading of the Gulf Front Lagoon July Minutes, was unanimous
- IV. Treasurer's July Report for Gulf Front Lagoon — Tom Hood
End of Month Cash on Hand was \$359,885. Monthly Expenses were \$20,129, which was \$1,511 over budget. For the year, we are \$3,585 over budget. Total Reserves is \$259,140 of which \$72,623 is Deferred Maintenance.
Motion: was made and seconded to approve the Gulf Front Lagoon July Treasurer's Report, was unanimous
- V. President's Report — Lucy Kolovos
 - A. Documents Committee — Meeting with Attorney, who is compiling the revisions, which will be posted on the WebSite before the November 14th Annual Meeting vote
 - B. Revised Open-Flame Grilling Rule — Incorporated into revisions with ten (10) foot rule
 - C. Members Only Private Log-In Page — Reminder to Register and Directions on obtaining access to the private files, have been posted in 502 and 504
 - D. Social Committee — High Tea has been cancelled. A Labor Day Happy Hour will be poolside at 5 p.m.; BYOB and a snack.
- VI. Ameri-Tech Management Report — Karen Guider
 - A. Milestone Inspection and Structural Integrity Reserve Studies — Proposals for three (3) Engineering Inspection companies were given to the Board for review: Beryl, Socotec, and Billerreinhardt, and will inquire about Felton (FPAT) to do reserve study analysis, which is due December 2024. She will further investigate to determine if the Clubhouse is also included in the Study.
 - B. Update on Preparations for Annual Membership Meeting—November 14, 2023 at 6 p.m. Location TBA: Tentative Arrangement for Church on the Bayou with \$50 rental fee to be confirmed by end of week
 - C. Update on GFL Property Insurance Non-Renewal — Proposal from Felton Property Assessment Team (FPAT) is ready for signature
 - D. Leak Issue in Unit 243 — Rocky, AAA, scheduled for August 30th; Tom A to assist

- E. Missing Fragments on Attic/Elevator Roof of 504 — Rocky, AAA, scheduled for August 30th, Tom A will assist him in locating problem areas
 - F. Monthly Property Inspection
 - 1. Dispose of all empty propane tanks on the property—Tom A to arrange for tanks to be delivered to Ace Hardware for disposal
 - 2. Tom A will insert the update elevator inspection certificate into the elevator panel
- VII. Old Business
- A. Update on Southside Opening of 504 Garage Wall
Motion: was made and seconded to accept the proposal from John Evans for grass to be planted along the entire south wall with wall opening to have pavers; to begin in early September; temporary wall will be removed upon completion
 - B. Bats Issue in 502 — Bat service is scheduled for August 22. Bill Brown's crew did a hose cleanup of 502, 1st and 2nd floor walkways and garage. Net near Unit 245 needs attention, as metal grill is missing and many bats have been seen.
 - C. Lighting Committee — Procedure for New Form has been posted in both 502 and 504, and is now in use
 - D. Landing and Steps Repair at 504 — Contract has been signed and received; Alpha Foundation is awaiting Workers' Comp paperwork and deposit check for half before starting; Karen to follow up
- VIII. New Business
- A. Lease Agreement for Unit 222
Motion: was made and seconded to accept the lease agreement of Unit 222, was unanimous
 - B. Rain Leak in 502 Attic — Need to have someone look into rain leak; which continues to puddle during rain storms
- IX. Adjournment: 4:56

Submitted by: *Carla Maciag*, Board Secretary