

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

**FEBRUARY MINUTES**  
**Tuesday, February 21, 2023**  
**4 p.m.**

**Ameri-Tech Office**  
**24701 U.S. Hwy 19, Ste. 102, Clearwater, FL 33763**

- I. Call to Order — 4:05 P.M.
- II. A Quorum Was Established — Board Members Present were: Lucy Kolovos, conducted meeting by zoom, Tom Annas, Luby Sidoff, and Carla Maciag. Tom Hood was absent. Karen Guider, Ameri-Tech and (4) homeowners were also in attendance and two unit households joined on zoom.
- III. Approval of Last Month’s Minutes  
**Motion:** was made and seconded to approve and waive the reading of the GFL January Minutes, was unanimous
- IV. Treasurer’s Report — Carla Maciag for Tom Hood  
End of Month Cash on Hand was \$309,872. Monthly Expenses were \$18,863, which was \$245 over budget. For the year, we are \$245 over budget. Total Reserves is \$207,460, of which \$67,623 is Deferred Maintenance.  
**Motion:** was made and seconded to approve and waive the reading of the GFL January Treasurer’s Report, was unanimous
- V. President’s Report — Lucy Kolovos
  - A. Start up of Zoom Meetings — is a successful option for unit owners while the Clubhouse is closed and will continue when Clubhouse is open
  - B. Permission to Receive Email Blasts from Ameri-Tech is Required —Ameri-Tech will send an Email Blast to all unit owners. At that time, owners will have the option to receive or decline Email participation.
  - C. GFL/TC Association Directory — Board Members will contact the remaining twenty (20) unit owners for permission to include their email addresses and phone numbers into the Association Directory.
- VI. Amer-Tech Management Report — Karen Guider
  - A. 502 and 504 Elevator Bid Cost Comparisons — Need to research current contract with TK Elevator for proprietary contractor clause before pursuing bids
  - B. Update on Milestone Inspection and Structural Integrity Reserve Studies — Still under review by the Legislature; we will be notified accordingly

- C. Update Leak into Unit 243 Kitchen — Contractor, Rocky, will be flooding the roof next week to determine if layers have been compromised.
- D. Non-Compliance of Air Conditioner Issues on Roofs of 502 and 504 — An information letter will be sent to all unit owners who have not yet followed through with repairs to their A/C units as recommended by licensed electrician, Peter Lantakos. Unit owners may use an electrician of their choice to complete the repairs.
- E. Mildew on #115 Balcony — Bill Brown has been contacted, but has not responded; mildew has now extended to outside wall

#### VII. Old Business

- A. Attic Clean-Up Day
  1. In 502, all remaining items have been moved to the side walls and are up off the floor, and the center of unit is clear.
  2. In 504, much has been removed; however, remaining items still pose unnecessary clutter.
- B. Update on 504 Garage Ceiling Leak Above Space #241 (Milanoski) — Tabled
- C. Update on Sliding Glass Doors in 502 Attic Leak — Luby to contact contractor
- D. Non-Slip Paint for Front Doors Entry Floor— Will be done when weather permits
- E. Leak in Units #125, #135, #132 Living Room Windows — Beacon Windows poured concrete into the slider; disappointed with the quality of work; will be monitored after each rainfall

#### VIII. New Business:

- A. Discussion: Should the 2022 - 2023 GFL Budget be posted to the Webpage — Tabled

#### IX. Adjournment: 4:58 P.M.

Submitted by: *Carla Maciag*, Board Secretary