

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

**JANUARY MINUTES**  
**January 17, 2023**  
**4 p.m. at**  
**Ameri-Tech Office**  
**24701 U.S. Hwy 19, Ste. 102, Clearwater, FL 33763**

- I. Call to Order — 4:02 p.m.
  
- II. A Quorum Established — Board Members Present were: Lucy Kolovos, Tom Annas, Tom Hood, Luby Sidoff, and Carla Maciag. Karen Guider, Amer-Tech and three (3) homeowners were also in attendance and one (1) homeowner joined on zoom.  
**Motion:** to add Item VIII. F.—Leak in Units 125, 135, and 132 unanimously approved
  
- III. Approval of Last Month’s Minutes  
**Motion:** was made and seconded to approve and waive the reading of the GFL December Minutes was unanimous
  
- IV. Treasurer’s Report — Tom Hood  
End of Month Cash on Hand was \$298,518. Monthly Expenses were \$16,100, which was \$125 over budget. For the year, we are \$5,200 under budget. Total Reserves is \$197,353 of which \$73,985 is Deferred Maintenance.  
**Motion:** was made and seconded to accept the Treasurer’s Report, was unanimous.
  
- V. President’s Report — Lucy Kolovos
  - A. Board Meeting Day was Changed from the third Thursday to the *third Tuesday* of the Month at 4:00 p.m. unless otherwise stated.
  - B. Board Meetings for January and February will be held at the Ameri-Tech Office.
  - C. Start up of Zoom Meetings and email Blasts — On line Board meetings are now available from Ameri-Tech on line through our Website: [gulffrontlagoon.org](http://gulffrontlagoon.org)  
Email blasts will become available to those who give permission.
  - D. Request Permission — to use email addresses and phone numbers for a hard copy of our Condo Owners’ Directory and to receive email blasts from Ameri-Tech; Lucy and Tom Hood will coordinate this effort and submit to Karen Guider
  - E. Volunteer Committee Review — Five Committees have been established by the Board: Maintenance, Landscaping, Documents Review, Social, and Fine Committees (See Attachment; which is also posted to our web page.)\*

- VI. Amer-Tech Management Report — Karen Guider
- A. 502 and 504 Elevator Bid Cost Comparisons — Meeting with Schindler this week for a bid
  - B. Update on Milestone Inspection and Structural Integrity Reserve Studies — We have received proposals for engineering consulting services from Socotec Consulting, Inc. and Beryl Project Engineering and we have solicited two more engineering groups to evaluate. We have been advised to hold up on scheduling an inspection as legislation may change due to the high demand for inspections and the lack of structural engineers; however, we can do our due diligence now and decide on an engineering firm and schedule it prior to December 2024.
  - C. Leak into Unit 243 Kitchen — Rocky, AAA Diversified, will be out on Thursday to reassess
- VII. Old Business
- A. Attic Clean-up Day — Assessments and minor cleanups are in full-swing; however, the volunteer effort has been rescheduled to January 21, from 10 a.m. to 1 p.m. Carla to contact #142 and #143 regarding stored items.
- VIII. New Business
- A. Mildew on #115 Balcony — Lucy will contact Bill Browne regarding power washing in lieu of Clubhouse cleaning.
  - B. 504 Garage Ceiling Leak in Over Space #241 (Milanoski) — Assessment was conducted with cooperation of #211 with no leaks. Other assessments need to be conducted with owners who were not available; also Kirk may be contacted.
  - C. Video Surveillance for Front Entry Doors at 502 and 504 — Luby reported there is no electricity at that point; to purchase equipment would be costly — Tabled
  - D. Sliding-Glass Doors in 502 Attic Leak — Monitor and Reassess
  - E. Non-Slip Paint Samples for Front Doors Entry — Board chose color  
**Motion:** was made and seconded for Tom to purchase and paint the cement surface with “warm up” or a color close to the original tile color, was unanimous
  - F. Leak in Units #125, #135, #132 Living Room Windows — Monitor and Assess
- IX. Adjournment — 5:11

Attachments: Volunteer Committee List\*

Submitted by: *Carla Maciag*, Board Secretary