

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

JULY MINUTES
Tuesday, July 18, 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 — 4:02 p.m.
- II. Establish A Quorum — Board Members in attendance were Lucy Kolovos and Carla Maciag. Tom Hood and Luby Sidoff joined by Zoom. Tom Annas was absent with cause. Also in attendance was Karen Guider, Ameri-Tech, and (1) owner joined by Zoom.
- III. Approval of Gulf Front Lagoon June Minutes
Motion: was made and seconded to accept and waive the reading of the Gulf Front Lagoon June Minutes, was unanimous
- IV. Treasurer's June Report for Gulf Front Lagoon — Tom Hood
End of Month Cash on Hand was \$359,378. Monthly Expenses were \$19,423, which was \$805 over budget. For the year, we are \$2,074 over budget. Total Reserves is \$258,182 of which \$71,790 is Deferred Maintenance.
Motion: was made and seconded to approve the the Gulf Front Lagoon June Treasurer's Report, was unanimous
- V. President's Report — Lucy Kolovos
 - A. Fire Alarm Inspection — Completed by Fire Masters
 - B. Documents Committee Report — The Attorney has the Committee's revisions and will rewrite in appropriate language and include pre-written packets for Board approval.
 - C. Open-Flame Grilling — Must take place (10) ten feet from any building on the property, 502, 504, and the Clubhouse, as per Fire Marshall
 - D. Web-Site Enhancements — The private-area on the WebSite for members only, is now in place. To gain access, you must "register" on the WebSite, complete the form and "submit" it. Within 24 hours, you will receive a Username and Password, via your email address. (Members may need to use Safari instead of Google.) A Notice reminder to sign-up with directions, will be posted in elevators at 502 and 504.
- VI. Ameri-Tech Management Report — Karen Guider
 - A. Update on Milestone Inspection and Structural Integrity Reserve Studies — At the June meeting, the Board voted to "Table" a decision not to hire and schedule an engineering company until the August meeting.

- B. Update on Preparations for Annual Membership Meeting, November 14th at 6 p.m. — Election of New Directors, and Voting on Updated Amendments to our Documents; location TBA. We need a firm location by September 12th, which cannot be changed. Luby to follow up. (This meeting will not be on Zoom.) The First Letter of Interest in running for a seat on the Board, will be mailed no sooner than September 8th, and no later than September 14th. The Amendments will be sent in the 2nd mailing, fourteen (14) days before the election.
- C. GFL Property Insurance Non-Renewal — We were informed by Kim Carrington, McGriff Insurance, that our current insurance carrier did not renew our coverage. She is currently researching other carriers to cover us. This requires appraisal of roofs every three (3) years, and wind mitigation every five (5) years; which can be done by FPAT.
- D. Leak Issue in Unit 243 — Rocky, AAA — Investigation ongoing
- E. Missing Fragments on Attic/Elevator Roof of 504, Rocky, AAA — Investigation is ongoing
- F. Monthly Property Inspection — Wednesday, August 9th at noon

VII. Old Business

- A. Update on Southside Opening of 504 Garage Wall — We were advised by Counsel that closing the wall, is in violations of our documents and requires a vote of 75% of unit-owners' approval. Arrangements will be made to remove the wall. However, the board has agreed to find a solution to manage the sand issue. Lucy will contact John Evans for landscape opinion.
- B. Lighting Committee — A Light Bulb Maintenance Form has been posted in 502 and 504 for unit owners to notify the committee of where light bulbs need to be replace.
- C. Landing and Steps Repair at 504 — Contract has been signed with Alpha Foundation to begin repairs, which is scheduled later this month.

VIII. Adjournment — 4:41

Submitted by: *Carla Maciag*, Board Secretary