

TARPON CLUB, INC.
500 S. Florida Avenue, Tarpon Springs, FL 34689

JULY MINUTES

Tuesday, July 18, 2023

5 p.m.

Ameri-Tech Office

24701 US Hwy 19, Ste. 102, Clearwater, FL 33763

Join Zoom Meeting: gulffrontlagoon.org

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

- I. Call to Order — 4:41 p.m.
- II. Quorum Established: Board Members in attendance were Lucy Kolovos and Carla Maciag. Tom Hood and Luby Sidoff joined on Zoom. Tom Annas was absent with cause. One (1) owner joined on Zoom.
- III. Approval of Tarpon Club June Minutes
Motion: was made and seconded to accept and waive the reading of the Tarpon Club June Minutes, was unanimous
- IV. Treasurer's Report — Tom Hood
End of Month Cash n Hand was \$163,610. Monthly Expenses were \$9,479 which was \$773 under budget. For the year, we are \$6,308 under budget. Total Reserves is \$141,601, of which \$30,450 is Deferred Maintenance.
Motion: was made and seconded to accept the Tarpon Club June Treasurer's Report, was unanimous
- V. President's Report — Lucy Kolovos
 - A. Update on Clubhouse Closure — Triad Engineering inspection took place on June 15th and returned on July 12th for a Final Inspection. Insurance carrier inspection took place on June 21st. We are awaiting a final written report and estimate of repairs.
 - B. Fire Marshall Clubhouse — Remove Exit Sign leading to the kitchen, as kitchens are never used as fire exits, as per Fire Marshall; replace non-functioning Exit Sign leading to sunroom; and post Occupancy Sign — In progress
 - C. Maintenance Committee — A Light Bulb Maintenance Form has been placed in both buildings for owners to notify the committee of where light bulbs need to be replace.
 - D. Landscaping:
 1. Approval for work completed on Phase I
Motion: was made and seconded to ratify Phase I, was unanimous
 2. Jatropa Plants — One dead Jatropa on the southside community exit was removed and two Jatropa with leaf spots on the eastside of entrance to 504 garage was also removed.
 3. Sprinkler Line Leak — The landscaper's sprinkler staff will repair the line on his monthly inspection next week.
 - E. Documents Committee Report — The Attorney has the Committee's revisions and will rewrite in appropriate language and include pre-written packets for Board approval.
 - F. Fire Alarm Inspection by Fire Master — Complete
 - G. Open-Flame Grilling — Must take place ten (10) feet from any building on the property, 502, 504, and the Clubhouse, as per Fire Marshall

- H. Dog Leashing Reminder — Pinellas County Animal Control law, requires all dogs at lodge, either on public or private property, to be leashed at all times.
- VI. Ameri-Tech Management Report — Karen Guider
- A. Status on Private Log-In Page for Members — 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.
 - 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, T.B.A. We need a firm location by September 12th, which cannot be changed. Luby to follow up. 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. TC Property Insurance Non-Renewal — We were informed by Kim Carrington, McGriff Insurance, that our current insurance carrier did not renew our policy. 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. Monthly Property Inspection — Wednesday, August 9th at noon
 - E. Karen’s New Assistant, Marcus, may be reached at Extension: 243
- VII. Old Business
- A. Repair and Replacement Electrical Lighting on the Island — Licensed Electrician, Peter Lontakos, is expected to begin work on July 24th.
 - B. Repair and Replace Six (6) Lights on Dock — Lights have been repaired and painted, but the Board may need a volunteer to reattach the light fixtures to the posts. It was agreed to call Lantakos to see if he would be willing to do the work and at what cost.
 - C. Raised Beds in the Garden — Tabled Until Tom H. Returns
- D. Landscaping Committee
- 1. Plan A — Entry Island and Flower Bed in Front of Clubhouse — Complete
 - 2. North Side of 502 Debris — Contact Jen Alexander — No action
 - 3. South Side Wall Opening — Plant Improvement Plan — Look into drought-resistant, low-sun plants to alleviate the sand problem
- VIII. New Business
- A. Mulch Application — Invoice price has increased \$500 from February 2022 to \$4,300. **Motion:** was made and seconded to table until August so Landscape Committee can look into construction of barriers for blocking loose mulch from washing away, was unanimous
 - B. Mangrove Trimming — Florida Mangroves, Adam **Motion:** was made and seconded to proceed with the proposal by Florida Mangroves to trim and reduce mangroves, including the trimming of the open area to the Marina, was unanimous
- IX. Adjournment — 5:28 p.m.

Submitted by: *Carla Maciag*, Board Secretary