

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

**JUNE MINUTES**  
**Tuesday, June 20, 2023**

**4 p.m.**

**Ameri-Tech Office**

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

**Join Zoom: [gulffrontlagoon.org](https://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, Luby Sidoff, and Carla Maciag. Tom Hood attended by Zoom. Also in attendance was Karen Guider, Ameri-Tech, and (4) owners joined by Zoom.
- III. Approval of May Gulf Front Lagoon Minutes  
**Motion:** was made and seconded to accept and waive the reading of the GFL May Minutes, was unanimous
- IV. Treasurer’s May Gulf Front Lagoon Report — Tom Hood  
End of Month Cash on Hand was \$349,656. Monthly Expenses were \$18,748, which was \$130 over budget. For the year, we are \$1,268 over budget. Total Reserves is \$247,684, of which \$70,956 is Deferred Maintenance.  
**Motion:** was made and seconded to approve the GFL May Treasurer’s Report, was unanimous
- V. President’s Report — Lucy Kolovos
  - A. Leak Issue in Unit 243 — Email sent to Rocky, AAA, resulted in no response. Karen will follow up.
  - B. Fire Extinguisher Inspections — One fire extinguisher needed replacement and one fire extinguished box in 502 garage, was moved away from trash dumpster to prevent further damage to box.
- VI. Ameri-Tech Management Report — Karen Guider
  - A. Scheuring Demand Letter — Turned over to insurance carrier/attorney
  - B. Update on Milestone Inspection and Structural Integrity Reserve Studies — no action
  - C. GFL and TC WebSite is up and running — GFL and TC general info pages and forms can be found at the site: ([gulffrontlagoon.org](https://gulffrontlagoon.org))
  - D. New Private Log-in Page for Owners — Go to the WebSite and click on the three bars in the upper right-hand corner, or the “Register” envelope at the top of the page. Fill out the info and click “Submit.” I.T. will send a Password within the 24-hour verification period, to the email you registered. Use this to obtain private documents, not available to the public, as our Agendas and Minutes, Financials and Owners’ Directory; however, I.T. is still working on the site and format of the Directory.

- E. Annual Membership Meeting, Election of New Directors, and Voting on Updated Amendments to our Documents, will be held on Tuesday, November 14, 2023 at 6 p.m. Location is pending in-lieu of the Clubhouse closure. Zoom attendance for owners will not be available for this meeting.
  - F. Monthly Property Inspection — Friday, June 23 at 11 a.m.
  - G. Two Arc Forms for Unit 231
    - 1. Removal and replacement of bronze railing, frame, and screening on lanai — Ratified
    - 2. Removal of tile on lanai — Ratified with Condition — Karen will notify owners the Arc was ratified with the understanding that owners are to submit another Arc Form when they have chosen and intend to replace the tile, and the material and color to be used. (See Arc Form Attachments)\*
- VII. Old Business
- A. Update on Air Conditioner/Electrical Issues on Roof of 502 — Complete
  - B. Update on Southside Opening on 504 Garage Wall — A removable gate was installed in lieu of a permanent fix to eliminated the blowing-sand problem in the two parking spaces.
  - C. Lighting Committee Requests A Volunteer for Light Bulb Replacements in 502 — A “Light Bulb Maintenance Form,” will be posted on the Bulletin Boards for owners to report light bulbs needing replacement. Board Members will replace bulbs as needed. Please use this form to report light bulb outages.
- VIII. New Business
- A. 504 Pad and Steps Repair Proposals — Five proposals were received and reviewed. **Motion:** was made and seconded to move forward with Alpha Foundations to repair the pad and steps of the 504 entrance, for \$2,978 with a five-year warranty.
  - B. Missing Fragments of 504 Roofing — Rocky, AAA, needs to address the golfball-size pieces of missing roofing on the elevator-attic roof above Unit 243, which has had occasional leaks in the ceiling light above the kitchen sink.
- IX. Adjournment — 4:43 p.m.

Submitted by: *Carla Maciag*, Board Secretary

\*Attachment: Architectural Forms for Unit 231