

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

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

**5p.m.**

**Ameri-Tech Office**

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

**Join Zoom Meeting: [gulffrontlagoon.org](https://gulffrontlagoon.org)**

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

- I. Call to Order — 4:43 P.M.
- II. Quorum Established — Board Members present were Lucy Kolovos, Tom Annas, Luby Sidoff, and Carla Maciag. Tom Hood joined on Zoom. Also in attendance was Karen Guider, Ameri-Tech Management, and three (3) owners joined by Zoom.
- III. Approval of May Tarpon Club Minutes  
**Motion:** was made and seconded to accept and waive the reading of the Tarpon Club May Minutes, was unanimous
- IV. Treasurer's May Tarpon Club Report — Tom Hood  
End of Month Cash on Hand was \$158,662. Monthly Expenses were \$8,614, which was \$1,638 under budget. For the year, we are \$5,534 under budget. Total Reserves is \$137,425, of which \$30,033 is Deferred Maintenance.
- V. President's Report — Lucy Kolovos
  - A. Update on Clubhouse Closure — Triad's 2<sup>nd</sup> Inspections was on June 15<sup>th</sup> and the carrier's 2<sup>nd</sup> Inspection is tomorrow, June 21<sup>st</sup>. We are awaiting written reports.
  - B. Fire Marshall Clubhouse — Assessment for Occupancy by Fire Marshall was determined to be a maximum of 95 guests; sign will be posted. We were advised to remove the Exit Sign above the entrance of the kitchen and also to replace the non-functioning Exit Sign over the entrance to the Sun Room.
  - C. Maintenance Committee — A "Lighting Maintenance Form" will be posted on the building Bulletin Boards for owners to use when light bulbs are seen to be out, and Board Members will take responsibility for replacing them.
- VI. Ameri-Tech Management Report — Karen Guider
  - A. Placement of T.C. Budget on the WebSite
  - B. New Private Log-in Page for Members — 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 information and click, "Submit." I.T. will send a Password to the email you submitted, within the 24-hour verification process. 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.

- C. Annual Membership Meeting, Election of New Directors, and Voting on Updated Amendmants 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.
  - D. Monthly Property Inspection — Wednesday, June 28<sup>th</sup> at 1:00 p.m.
- VII. Old Business
- A. Update on Pool Furniture — Six new lounge chairs have been delivered; however, one was returned due to an imperfection on the straps. Three (3) old lounge chairs will be removed. It is requested that those wearing sun screen or lotion place a towel down on the chairs before use.
  - B. Repair and Replace Broken Lights on Dock — Lights have been repaired and repainted and are ready to be replaced when electrical lighting on the island is restored.
  - C. Repair and Replacement Electrical Lighting on the Island — We received four (4) bids, the high being \$11,000, to restore lighting to the island, and all electrical will stay connected to building 502, since the dock is closer to that building  
**Motion:** was made and seconded to accept the proposal from professional electrician, Peter Lontakos, for \$5,485, to restore the island lighting, including a surge protector.
  - D. Raised Beds in the Garden — Tabled until Tom H. returns
- VIII. New Business
- A. Landscaping Committee Proposal — (See Attachment)\*
    - Directed Luby and Jean to contact our property gardener, John Evans, for an estimate on the purchase of plants and the work to be performed on the Committee’s initial landscaping beautification plan
    - Contact the Alexander’s regarding the dead tree debris on the 502 north side, for possible collaboration to help us hide the debris with bamboo, or help us clean it up
    - Investigate the south wall opening in the 504 garage for drought-resistant, and indirect-sunlight plants that would restrict the blowing of sand
- IX. Announcements:
- A. Board of Directors — There will be two (2) Board of Director positions open for election in November. Members interested in running, please contact Management for the procedure.
- X. Adjournment — 5:25

Submitted by: *Carla Maciag*, Board Secretary

\*Attachment: Landscaping Committee Proposal