

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

MARCH MINUTES
Tuesday, March 21, 2023
4 p.m.

Ameri-Tech Office
24701 U.S. Hwy 19, Ste. 102, Clearwater, FL 33763
Join Zoom: gulffrontlagoon.org

- I. Call to Order — 4:00 p.m.
- II. Quorum Established — Board Members Present were: Lucy Kolovos, Tom Annas, Luby Sidoff, and Carla Maciag. Tom Hood was absent. Karen Guider, Ameri-Tech and five (5) unit owners joined on zoom.
- III. Approval of February Minutes
Motion: was made and seconded to approve and waive the reading of the GFL February Minutes, was unanimous
- IV. Treasurer's Report — Karen Guider for Tom Hood
Operating Funds were \$112,897.86. Reserve Funds were \$217,016.09
Total Expenses for the Year are \$2,000 over budget.
- V. President's Report — Lucy Kolovos
 - A. Croton Shrubs — Moved to Tarpon Club Agenda
 - B. Update Leak in Unit #243 Kitchen Ceiling Over Sink — Tabled; Rocky AAA agreed to revisit and reassess situation, but has not yet responded; will followup
- VI. Amer-Tech Management Report — Karen Guider
 - A. Update on Permission to Receive Email Blasts from Ameri-Tech — Those who wish to Opt Out from receiving “important and emergency notifications,” must contact Karen to be removed from the Email Blast list; thus far only (1) one Opt Out request has been received
 - B. Update on Owners' Directory — In progress
 - C. Elevator Contract — Looking into TKE Proprietary Clause and other bids
 - D. Update on Milestone Inspection and Structural Integrity Reserve Studies — The New State Legislature is revisiting and fine tuning the present statutes, so we are in a holding pattern; however, we currently have quotes from two Inspection Engineers with two more expected shortly; there will be no charge for quotes

- E. Update on Air Conditioner/Electrical Issues on Roofs in 502 and 504 — All 504 unit owners have complied; letters were sent to (13) thirteen 502 unit owners on February 27; Luby is coordinating the effort to have the electrical issues repaired by professional electrical engineer, Peter Lontakos, at a discounted rate; if interested, please contact Luby
 - F. Update on Power Washing 502 and 504 Sidewalks and Balconies
Motion: was made and seconded for Lucy to review and compare the Squeegee Squad quote and depending on, if it meets the scope of work needed, hire them to do the work
 - G. Financials — were sent out on February 9, 2023
 - H. Routine Property Inspections by Ameri-Tech — Karen will send the Board an email before she does her routine monthly property inspections, to allow the BOD an opportunity to join her
- VII. Old Business
- A. 504 Garage Ceiling Leak Over Space #241 (Milanoski) — Tabled; continue to monitor (as during washing machine use from other Unit 1 owners)
 - B. Sliding Glass Doors Leak in 502 Attic — Luby to monitor above door frame during rainfall and contact the vendor, Beacon Windows
 - C. Leak in Units #135, #125, and #132 Living Room Windows — Unit #135 has been satisfactorily repaired. Due to drought conditions, Unit Owners in #125 and #132 will continue to monitor southern windows through the rainy season.
- VIII. New Business
- A. Discussion: Should the 2022-2023 GFL Budget be posted to Webpage
Motion: was made and seconded to post the GFL budget on the current WebSite, was unanimous
Motion: was made and seconded to have our Webmaster create a private log-in page where unit owners may view the Financials and other private documents, was unanimous
 - B. Appointment of a New Documents Review Committee Member — By approval of the Board, President Lucy Kolovos appointed Carol Dupuy to replace Susan Rose, who stepped down (See Attachment I: Volunteer Committee List)*
- IX. Adjournment — 5:00 p.m.

*Attachment I: Volunteer Committee List

Submitted by: *Carla Maciag*, Board Secretary