

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

**MAY MINUTES**  
**Tuesday, May 16, 2023**

**4 p.m.**  
**Ameri-Tech Office**  
**24701 U.S. Hwy 19, Ste. 102, Clearwater, FL 33763**  
**Join Zoom: [gulffrontlagoon.org](https://gulffrontlagoon.org)**  
**Meeting ID: 876 9645 9062; Passcode: 151209; Audio Only: 312 626 6799**

- I. Call to Order — 4:00 p.m.
- II. A Quorum Was Established: Board Members Present: Lucy Kolovos, Tom Annas, and Carla Maciag; Tom Hood joined by Zoom, and Luby Sidoff was absent. Also in attendance was Karen Guider, Ameri-Tech, and three (3) unit owners joined by Zoom.
- III. Approval of April Gulf Front Lagoon Minutes  
**Motion:** was made and seconded to accept and waive the reading of the GFL April Minutes, was unanimous
- IV. Treasurer’s April Report — Tom Hood  
End of Month Cash on Hand was \$152,359. Monthly Expenses were \$8,450, which was \$1,802 under budget. For the year, we are \$3,896 under budget. Total Reserves is \$133,261, of which \$29,616 is Deferred Maintenance.  
**Motion:** was made and seconded to approve the GFL April Treasurer’s Report, was unanimous
- V. President’s Report — Lucy Kolovos
  - A. Letter to the Community — Sent by mail to all unit owners the end of April 2023, and was well received — (See Attached Letter)\*
  - B. Volunteer Committees:  
Lighting —Volunteers Needed to Replace Light Bulbs in 502 — See Carla if interested  
Social Committee — Judith Patton is our newest volunteer
- VI. Amer-Tech Management Report — Karen Guider
  - A. Elevator Contract — Review of three (3) bidders  
**Motion:** was made and seconded to accept the bid of our existing elevator company, TKE, after careful review of the costs and services of each proposal, was unanimous
  - B. Update on Milestone Inspection and Structural Integrity Reserve Studies — While the State Legislature is still making revisions to the law, no changes have yet been made on the inspection timelines; compliance deadline is December 2024. She expects compliance with a100% fully-funded reserve may be more distressing for us than the Phase I Inspection.  
**Motion:** was made and seconded to table a decision on choosing Engineering Services for the Phase 1 Milestone Inspection until August and requested Karen Guider to research our concerns on the aspects and disadvantages of locking into a contract at this time, was unanimous  
See additional issues needing to be addressed under New Business: VIII. C. 1. and 2.\*

- C. Update on Power Washing 502 and 504 Sidewalks and Balconies — Complete
- D. Placement of GFL Budget on Current WebSite — In process by I.T.
- E. Creation of a Private Log-in Page for Owners — In process by I.T.
  - 1. Financials
  - 2. Directory

VII. Old Business

- A. Update on Air Conditioner/Electrical Issues on Roof of 502 — Complete
- B. Arc Form for New AC for (#115) Alexander and Revello (#141) — Complete

VIII. New Business

- A. 504 Garage Wall — The area has been cleaned up and placement of heavy-duty mats was laid down for esthetics and blowing sand  
**Motion:** was made and seconded to allow for a temporary barrier to be placed on the opening of the wall for a 60-day period, beginning May 17<sup>th</sup> to allow the board time to investigate a permanent solution, was unanimous
- B. Hairline Crack in Ceiling of Lanai in Unit #221 — Discussion concluded that the Milestone Study would address this issue during its inspection.
- \*C.
  - 1. Some roof coating is missing from 504 attic roof; Tom A. and Kevin will contact AAA for repairs; letters to be sent by management to AAA to address leak in #243 and attic roof
  - 2. Concrete landing of step entrance leading to Building 504 will be addressed by Tom A. and Kevin for repairs and/or solution.

IX. Adjournment — 5:01 p.m.

Attachment I — President's Letter to the Community, April 2023

Attachment II — Volunteer Committee List — Revised May 16, 2023

Submitted by: *Carla Maciag*, Board Secretary

