

GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.
Tuesday, November 14, 2023
Church of the Bayou Presbyterian

BOARD OF DIRECTORS

Organizational Meeting

1. **Call to Order:** 7:20 p.m.
2. **Chairperson of the Meeting:** Carla Maciag
3. a. **Appointment of Officer Positions:**
President — Luby Sidoff
Vice President — Stephanie Stiles
Treasurer — Tom Hood
Secretary — Carla Maciag
Director at Large — Mike Mahoney
- b. Board Members were issued New Documents: Lease and Purchase Packages
- c. Change of Meeting Day: from the third Tuesday of the month to the third **Monday** at 4 p.m.
- d. Next Board of Directors Meeting:
Monday, January 15, 2024 at 4 p.m. at the Ameri-Tech Offices,
24701 US Hwy 19, Ste 102, Clearwater, Florida 33763
- e. The New Board agreed to appoint a “Liaison” from Building 504 to allow for better communication and representation for that building.
4. **Adjournment:** 7:42 p.m.

Submitted by: *Carla Maciag*, Board Secretary

GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC. AND
500 S Florida Avenue, Tarpon Springs, FL 34689
BUDGET MEETING AND ANNUAL MEETING MINUTES
Thursday, November 14, 2023 at 6 p.m.
Church on the Bayou, Tarpon Springs

Budget Meeting

Call to Order — 6:00 p.m. by Lucy Kolovos

1. **A Quorum was Certified** — In attendance were Board Members Lucy Kolovos, Tom Hood, Luby Sidoff, Tom Annas, and Carla Maciag; Chris Stencil and Gina Mistretta from Ameri-Tech; and a total of thirty-seven (37) Members
2. **Vote to Waive Financial Reporting** — **Motion:** was made and seconded to Waive Financial Reporting and the vote was unanimous
3. **Vote to Rollover Excess Funds** — **Motion:** was made and seconded to Rollover Excess Funds and the vote was unanimous
4. **Board Approval of 2024 Annual Budget** — **Motion:** was made and seconded to accept the 2024 Annual Budget as presented and the vote was unanimous
5. **Adjournment** — 6:03 p.m.

G.F.L. Amendments Agenda

Call to Order — 6:04 p.m. by Lucy Kolovos

1. **Certify Quorum of the Board and Membership** — Certified by Chris Stencil, Ameri-Tech Management. Thirty-seven (37) unit members and proxies were present, with two (2) ballots rejected; one for lack of a signature and the other for submitting a blank ballot.
2. **Open Forum** — Question and discussion about progress on roof and insurance issues
3. **Vote to Approve Amendments to the Declaration of Condominium:**
Section 20.02 of the Declaration — Passed with 20 Yes and 3 No
Section 20.03 of the Declaration — Passed with 22 Yes and 3 No
Section 20.09 of the Declaration — Passed with 25 Yes and 0 No
4. **Vote to Approve Amendments to Article XVI of the By-Laws:**
Remedies for Violations and Disputes — Passed 23 Yes and 1 No
5. **Adjournment** — 6:15 p.m.

Annual Meeting Agenda

1. **Call to Order** — 6:23 p.m.
2. **Appoint Chairperson of the Meeting:** Chris Stencil, Ameri-Tech Management Inc.
3. **Proof of Notice of the Meeting:** First Notice was sent by mail on September 17, 2023, and Second Notice posted and sent by mail on October 17, 2023
4. **Certifying of Proxies and Establish Quorum:** was established in person or by proxy with representation of thirty-seven (37) members
5. **Approve Last Meeting Minutes:** **Motion:** was made and seconded to approve and waive the reading of the 2022 Members Meeting and the vote was unanimous
6. **Candidates Duties:** Confirmation that candidates have read and agree to abide by Association Documents
7. **Motion to Close Ballot Box:** **Motion:** was made and seconded to Close the Ballot Box was unanimous
8. **Election of Directors — Selection of Members to Count Ballots:** Selection of Volunteers: S. Rose, D. Kervrann, and K. Kruse
9. **Election of Directors:** Two candidates will replace outgoing Directors Lucy Kolovos and Tom Annas
10. **Reports of Officers and Committees:**
11. **New Business:**
 - a. **Election Results:** Mike Mahoney — 22 Votes
Stephanie Stiles — 31 Votes
Kevin Walker — 14 Votes
 - b. **Open Forum:** There was a request by a member to change a vote on a ballot that was already submitted; request was denied by the chair.
 - c. **Seating of New Board:** Stephanie Stiles and Mike Mahoney will join Carla Maciag, Luby Sidoff, and Tom Hood as the New Board of Directors
12. **Adjournment** — 7:17 p.m.
The Organizational Meeting for the new Board was held immediately following the Annual Meeting

Submitted by: *Carla Maciag*, Board Secretary