

TARPON CLUB 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 Hwy 19, Ste 102, Clearwater, Florida 33763
- e. As requested by Luby Sidoff, President, the New Board agreed to set up a meeting with our attorney to address membership concerns with Section 11 (d) — (Exhibit A, Schedule of Amendments to the Declaration of Maintenance Covenants and Restrictions and Easements for Tarpon Club)
- f. 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

TARPON CLUB ASSOCIATION, INC.
500 S Florida Avenue, Tarpon Springs, FL 34689
BUDGET MEETING AND ANNUAL MEETING MINUTES
Thursday, November 14, 2023
Church on the Bayou, Tarpon Springs
6 P.M.

Budget Meeting

Call to Order — 6:04 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** — 6:15 p.m.

T.C. Amendments Agenda

Call to Order — 6:17 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 update on status of Clubhouse. Several members also voiced their concerns regarding Section 11. (d) of the Amendments.
3. **Vote to Approve Amendments to SECTION 11. of the Declaration:**
The Amendment was passed by a Vote of 14 — Yes and 13 — No
4. **Adjournment** — 6:19 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 was sent by mail on October 17, 2023
4. **Certifying of Proxies and Establish Quorum:** was established in person and 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 was unanimous
6. **Reports:** — Confirmation that candidates have read and agree to abide by Association Documents. There was a request by a member to change a vote on a ballot that was already submitted; request was denied by the chair.
7. **New Business: Election of Directors:** Two candidates will replace outgoing Directors Lucy Kolovos and Tom Annas; each to serve a two-year term
Motion: was made and seconded to Close the Ballot Box was unanimous
Selection of Members to Count Ballots: S. Rose, D. Kervrann, and K. Kruse
 - a. **Election Results:** Mike Mahoney — 22 Votes
Stephanie Stiles — 31 Votes
Kevin Walker — 14 Votes
 - b. **Seating of New Board:** Stephanie Stiles and Mike Mahoney will join Carla Maciag, Luby Sidoff, and Tom Hood as the New Board of Directors.
8. **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