

**GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.**

500 S. Florida Avenue  
Tarpon Springs, FL 34689

**4 P.M.**

**OCTOBER MINUTES**  
**Tuesday, October 17, 2023**

**Ameri-Tech Office**

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

- I. Call to Order — 4 P.M.
- II. Quorum Established — Board Members Present: Lucy Kolovos, Tom Annas, Luby Sidoff, and Carla Maciag. Tom Hood joined on Zoom. Also present was Karen Guider, Ameri-Tech and one (1) homeowner; five (5) homeowners joined by Zoom.
- III. Approval of Gulf Front Lagoon September 2023 Minutes  
**Motion:** was made and seconded to accept and waive the reading of the September Minutes, was unanimous
- IV. Treasurer's Report for September 2023 for Gulf Front Lagoon — Tom Hood  
End of Month Cash on Hand was \$373,524. Monthly Expenses were \$19,555, which was \$937 over budget. For the year we are \$4,988 over budget. Total Reserves is \$276,794 of which was \$74,290 is Deferred Maintenance.  
**Motion:** was made and seconded to accept the September Treasurer's Report as corrected, was unanimous
- V. President's Report — Lucy Kolovos
  - A. Revised Documents are being prepared by our Attorney and will be emailed to the Board and the Documents Committee for review — In Progress
  - B. President's Last Official Meeting — Turned over paperwork for Right of Access for Tarpon Springs Police Department to the Board Secretary for the New President to sign the form; form needs to be resubmitted every year and returned to TSPD
- VI. Ameri-Tech Management Report — Karen Guider
  - A. Update on Milestone Inspection and Structural Integrity Reserve Studies — Waiting for dates from Beryl Project Engineers
  - B. Update on Preparations for Annual Membership Meeting
    - First mailing have been sent with only one being returned, and we now have that owner's new address
    - Second mailing to be sent on October 26th
    - Be very careful in reading the voting instructions and completing the Proxy form, if needed, which is a separate form
    - A site has been confirmed for the Annual Meeting: Church on the Bayou, Presbyterian Church, 409 Whitcomb Blvd, in Tarpon Springs, FL 34689 on Tuesday, November 14, 2023 at **6 p.m.** so owners who work may attend. There will **not** be Zoom access.
  - C. Update on GFL Property Insurance — In process with Felton Property Assessment Team (FPAT) — Core test to be performed on roofs before we proceed; before and after drone photos have been submitted from Tom Reardon, September 21, 2018.
  - D. Missing Fragments on Attic/Elevator Roof of 504 — Rocky, AAA, has not responded
  - E. Monthly Property Inspection — October 25th

VII. Old Business

- A. Bat Issues — Friend's of Bats were contacted, to apply more weight to nets, to prevent nets from blowing onto roof; condition has greatly improved; however, we can expect to continue to see bats and guano for a few more weeks; we depend on residents to notify the Board when they see problems needing attention
- B. 504 Landing and Steps Repair — Alpha Foundation has filed for a Permit, which is expected to be approved in four to five weeks — In Process
- C. 504 Wall Beautification and Remediation of Blowing Sand Project — Sod has been delivered and pavers are forthcoming; soaker hoses have been purchased; project expected to be completed by end of the month — In Progress
- D. 502 Attic Rain Leak — Board members have been monitoring the leak for several months  
**Motion:** was made and seconded to install a flashing or gutter above the sliding glass doors and drill more weep holes in the door track, was unanimous

VIII. New Business

- A. Arc Form for Unit 125 — Sidoff  
**Motion:** was made and seconded to approve the bronze-trim replacement window for Unit 125, was unanimous
- B. Unable to Pull Open 502 Entry Door — Bottom of door has been sanded down to relieve drag on the door; in addition, the call box panel has been replaced due to buttons sticking and preventing entering of codes; issue has been resolved — Completed
- C. Annual Fire Sprinkler and Fire Alarm Inspections by A.B. Nova Fire Protection Inc.— Completed and invoice is to be paid

IX. Adjournment — 4:51 p.m.

Submitted by: *Carla Maciag*, Board Secretary