

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

**ANNUAL BUDGET WORKSHOP
MINUTES**

Tuesday, September 19, 2023

Ameri-Tech Office

24701 U.S. Hwy 19, Ste. 102, Clearwater, FL 33763

Join Zoom: gulffrontlagoon.org

Zoom Meeting ID: 824 1608 6690, Passcode: 775905, Audio Only: 312 626 6799

- I. Call to Order — 2:26 P.M.

- II. Quorum Established — Board Members Present: Lucy Kolovos. Tom Hood and Luby Sidoff joined on Zoom and in person. Carla Maciag joined on Zoom and Tom Annas joined by phone. Also in attendance from Ameri-Tech were Property Manager Karen Guider, and Bob Kelly and Alex Novak from Budget I.T. Three homeowners joined on Zoom.

- III. Vote to Approve the Gulf Front Lagoon 2023-2024 Budget

Motion: was made and seconded to approve the Gulf Front Lagoon 2023/24 Budget, with the Florida State Legislature requirement of meeting our financial obligations to be incurred by the Milestone Inspection and Structural Integrity Reserve Studies; we must fully fund the engineer inspection and all other reserves related to the Study, which will require an increase in our monthly maintenance dues; was unanimous.

- IV. Adjournment — 4:44 P.M.

Submitted by:

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

SEPTEMBER MINUTES
Tuesday, September 19, 2023

- I. Call to Order — 4:56 P.M.
- II. Quorum Established — Board Members Present: Lucy Kolovos, Tom Hood, Luby Sidoff, and Tom Annas joined by phone and Carla Maciag joined on Zoom. Also present was Karen Guider from Ameri-Tech and one homeowner. Two homeowners joined on Zoom.
- III. Approval of Gulf Front Lagoon August 2023 Minutes
Motion: was made and seconded to accept and waive the reading of the August Minutes, was unanimous
- IV. Treasurer's August 2023 Report for Gulf Front Lagoon — Tom Hood
End of Month Cash on Hand was \$368,612. Monthly Expenses were \$19,083, which was \$465 over budget. For the year, we are \$4,050 over budget. Total Reserves is \$269,701, of which \$73,456 is Deferred Maintenance.
Motion: was made and seconded to accept the August Treasurer's Report, was unanimous
- V. President's Report — Lucy Kolovos
 - A. Documents Committee — Revised Documents are in process and under review by our Attorney, Stephen Nikoloff
- VI. Ameri-Tech Management Report — Karen Guider
 - A. Milestone Inspection and Structural Integrity Reserve Studies — Board review of the proposals submitted by BillerReinhart, Beryl, Socotec, and Felton (FPAT)
Motion: was made and seconded to approve the proposal from Beryl Project Engineers and move forward with the Phase I Inspection, as required by Florida law, was unanimous
 - B. Update on Preparations for Annual Membership Meeting — A site location for the meeting has been confirmed at the Church on the Bayou, Presbyterian Church in Tarpon Springs on November 14, 2023 at 6 p.m.
 - C. Update on GFL Property Insurance — In process with Felton Property Assessment Team (FPAT) — The silicone on the roofs may have been compromised and a core test will be performed before we proceed.
 - D. Leak Issue in Unit 243 — Rocky, AAA, will be contacted
 - E. Missing Fragments on Attic/Elevator Roof of 504 — Rocky, AAA — Tom A.
 - F. Monthly Property Inspection
 - 1. Dispose of all empty propane tanks in garages — Completed
 - 2. Elevator Inspection Certificate — Placed into the elevator panels — Completed

VII. Old Business

- A. Bat Issues — Friends of Bats has reset the nets and will continue to monitor
- B. 504 Landing and Steps Repair — Alpha Foundation’s attempt to lift the landing was unsuccessful and requires a Plan B; which will cost an additional \$5,000.
Motion: was made and seconded to accept the recommendation by Alpha and proceed with Plan B, was unanimous

VIII. New Business

- A. Amendment of the Bylaws
Motion: was made and seconded to adopt the Bylaws as recommended by our Attorney, Stephen Nikoloff, allowing for Membership to have one (1) Board of Directors for both Gulf Front Lagoon Condominium Association, Inc. and Tarpon Club, Inc., was unanimous
- B. Revised Rules and Regulations
Motion: was made and seconded to adopt the General Rules and Regulations (Revised 2023) as updated by our Documents Committee, was unanimous
- C. 502 Attic Rain Leak — Beacon Windows — Tabled

IX. Adjournment: 5:37 P.M.

Submitted by: *Carla Maciag*, Board Secretary