

TARPON CLUB, INC.
500 S. Florida Avenue, Tarpon Springs, FL 34689

SEPTEMBER MINUTES
Tuesday, September 19, 2023

Ameri-Tech Office
24701 US Hwy 19, Ste. 102, Clearwater, FL 33763
Join Zoom Meeting: gulffrontlagoon.org
Zoom Meeting ID: 824 1608 6690, Passcode: 775905, Audio Only: 312 626 6799

- I. Call to Order — 5:38 P.M.
- II. Quorum Established — Board Members Present: Lucy Kolovos, Tom Hood and Luby Sidoff. Tom Annas joined by phone, and Carla Maciag joined by Zoom. Also present were Karen Guider from Amer-Tech and one (1) homeowner. Two (2) homeowners joined on Zoom.
- III. Approval of Tarpon Club August Minutes
- Motion:** was made and seconded to accept and waive the reading of the August Minutes, was unanimous
- IV. Treasurer's August 2023 Report — Tom Hood
End of Month Cash on Hand was \$156,745. Monthly Expenses were \$21,667, which was \$11,415 over budget. For the year, we are \$4,136 over budget. Total Reserves is \$145,206 of which, \$31,283 is Deferred Maintenance.
- Motion:** was made and seconded to accept the August Treasurer's Report, was unanimous
- V. President's Report — Lucy Kolovos
- A. Update on Clubhouse Closure — In a holding pattern with Triad to complete 3rd inspection
 - B. Documents Committee Report — Documents are in the final stages and under review and revision by our Attorney, Stephen Nikoloff
 - C. Hurricane Cleanup — Apply for possible FEMA Funds
 - 1. Damage to the Dock — minimal; loss of boards
 - 2. Kayak Rack — toppled over, was straightened out; needs inspection
 - 3. Vegetation in Shock — loss of one tree on the island due to salt water flooding; PrimeScape is preparing an estimate for removal and total property trimming
 - 4. Cleanup of the Back Lot — submerged under salt water and is covered with debris
 - 5. Fishing Dock Repairs — tilted and needs inspection
 - 6. Equipment two tool boxes and boat gear floating in north lagoon — removed
- VI. Ameri-Tech Management Report — Karen Guider
- A. Update on Preparations for Annual Membership Meeting — November 14, 2023 at 6 p.m.
 - 1. Location: Church on the Bayou Presbyterian Church in Tarpon Springs
 - 2. Mailings: Notice of Annual Meeting and Notice of Candidacy Intent for the Board has been mailed to all membership
 - B. Renewal on TC Property Insurance — In progress with FPAT
 - C. Felton Property Assessment Team (FPAT) — Scott Inspection was on August 24
 - D. Repair and Replace Six (6) Lights on Dock — Bill Brown
 - E. Documents on Line for Membership Review — Members must register and get access code

- F. August Property Inspection
 - 1. Disposal of all empty propane tanks on the property — Completed
 - 2. Pool cleanliness issue — Contact Bayside Pool Service — Completed
 - 3. Pool Occupancy Notice — To be set upon Clubhouse access
 - G. September Property Inspection — Karen is working on bids for outstanding work from Hurricane Ian. She will be out of the office until October 3; contact assistant Marcus
- VII. Old Business
- A. Annual Membership Meeting and Election on November 14, 2023 at 6 p.m.
 - B. Landscaping Committee
 - 1. North Side of 502 Debris — Completed
 - 2. Mangroves Trimming Update by Florida Mangroves — Completed with return of Adam to widen the opening for boat access
- VIII. New Business
- A. Amendment of the Bylaws

Motion: was made and seconded to adopt the Bylaws as recommended by our Attorney, Stephen Nikoloff, to allow 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. Landscape Committee — Two Schefflera Trees to be trimmed by Tom A
- IX. Adjournment: 5:45 P.M.

Submitted by: .