

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

**SEPTEMBER AGENDA**

**Tuesday, September 19, 2023**

**2 p.m. — Budget Workshop**

**4 p.m. — September Board Meeting**

**Ameri-Tech Office**

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

Join Zoom: [gulffrontlagoon.org](https://gulffrontlagoon.org)

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

- I. Call to Order
- II. Established A Quorum
- III. Approval of Gulf Front Lagoon August 2023 Minutes
- IV. Treasurer's August 2023 Report for Gulf Front Lagoon — Tom Hood
- V. President's Report — Lucy Kolovos
  - A. Documents Committee — Documents and General Rules and Regulations
- VI. Ameri-Tech Management Report — Karen Guider
  - A. Milestone Inspection and Structural Integrity Reserve Studies — Board to review the proposals and select an Engineering company for Phase I Inspection: BillerReinhart, Beryl, Socotec, and Felton (FPAT) to do the reserve study analysis
  - B. Update on Preparations for Annual Membership Meeting — November 14, 2023 at 6 p.m. at the Presbyterian Church on the Bayou with a rental fee
  - C. Update on GFL Property Insurance — Contract signed with Felton Property Assessment Team (FPAT)
  - D. Leak Issue in Unit 243 — Rocky, AAA
  - 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 — Tom A.
    2. Elevator Inspection Certificate — Placed into the elevator panels
- VII. Old Business
  - A. Bat Issues
  - C. 504 Landing and Steps Repair — Alpha Foundation
- VIII. New Business
  - A. Amendment of the Bylaws
  - B. Revise the Rules and Regulations
  - C. 502 Attic Rain Leak — Beacon Windows
- IX. Adjournment:

Submitted by: *Carla Maciag*, Board Secretary