

**GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC. AND  
TARPON CLUB, INC.**

**ANNUAL MEMBERSHIP MEETING 2024  
MINUTES**

**Tuesday, November 19, 2024  
The Tarpon Clubhouse  
500 S Florida Avenue, Tarpon Springs, FL 34689**

1. Call to Order at 6:00 p.m.
2. Appoint A Chairperson of the Meeting — Magda Hatka, LCAM
3. Proof of Notice of the Meeting — First and Second Notices were certified by Magda Hatka
4. Certification of Proxies and Establish Quorum in Person or by Proxy
  - Unit Owners Present: twenty-one (21)
  - Proxies Counted: eight (8)
5. Read or Waive Minutes of Last Membership Meeting 2023  
**Motion:** was made and seconded to delay the reading and waive the Minutes of the Annual Membership Meeting of November 14, 2023 until consultation with the Board attorney, was unanimous
6. Candidates Have Read and Agree to Abide by Association Documents — Agreed
7. Election of Directors: Election is moot, as there were three (3) openings and (3) three candidates applied for the open seats: Doug Maceachen, Luby Sidoff, and Carla Maciag
8. Reports of Officers and Committees
  - Luby Sidoff introduced Doug Maceachen, who is the new Director, who was appointed in October to fill the vacancy by Treasurer, Tom Hood
  - Carla Maciag, Social Committee, announced the Christmas Decorating of the clubhouse and the grounds will be on Saturday, November 30<sup>th</sup> at 11 a.m.
  - Social Committee is soliciting for volunteers to plan the Social Calendar for 2025 and coordinate events
  - Maintenance Committee: Luby Sidoff thanked the many volunteers for their valued service; which helps owners keep costs down
  - Lontakos to be contacted to repair sparking electrical outlets in exercise rooms

9. New Business
  - a. Open Forum
    - Change of banks for our maintenance payments resulting in some owner dissatisfaction with delays in receiving financial reports of previous bank; management paid all fees associated with the switch
    - Our Reserves are currently receiving 2.5 - 4% interest
    - Donations to the clubhouse is by BOD approval of the submitted Donation Form
    - Lighting to the island and dead grass on property has been a challenge since both have been submerged in sea water and debris of the hurricanes; both issues are being addressed
    - Roofing Project Discussion:
      - Payment options: three payments of \$4,000 to be received by Dec. 1, Jan. 1, and last payment by Feb. 1
      - Project to begin February 1
      - All AC units will be raised 18” off the ground and receive new wiring
      - Roofing Consultant was hired to assist in roof bidding and process
      - Both roofing projects to be completed in 90 days or less
      - Concern about delays in City Permits; Board to look into timeline issue
      - Roofing paperwork is and will continue to be on our WebPage
      - BOD to review roof contract with our attorney
    - Milestone Study and Sinkhole Inspections — We passed Phase I of the Inspection with several minor repairs needing to be made mainly to 502 and 504 cracks in both buildings and exterior concrete steps and landing; which have been repaired. No Phase II was necessary.
  - b. Seating of New Board: Doug Maceachen, Luby Sidoff, Carla Maciag
    - The Organizational Meeting for the New Board of Directors was held immediately following the Annual Meeting.
10. Adjournment — 6:46 p.m.

Submitted by: *Carla Maciag*, Board Secretary