

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

500 S. Florida Avenue  
Tarpon Springs, FL 34689

**MAY 20, 2024 AGENDA  
4 P.M.**

Ameri-Tech Office  
5434 Grand Blvd., New Port Richey, FL 34652  
(727) 726 8000

**Zoom ID: 845 5144 8183 and Passcode: 868096**

- I. Call to Order
- II. Establish A Quorum
- III. Approval of Gulf Front Lagoon April 2024 Minutes
- IV. Treasurer's Report for April 2024 — Tom Hood
- V. President's Report — Luby Sidoff
  - A. Roofing Quotes Coming In
  - B. Infrastructure Needs — Plan to be Proactive About Repairs
- VI. Ameri-Tech Management Report — Magda Hatka, LCAM
  - A. The Milestone Inspections and Structural Integrity Reserve Studies — Reports are posted on the website: [gulffrontlagoon.org](http://gulffrontlagoon.org) under "Documents"
  - B. New ARC Withdrawal Program for Maintenance Payments — Refer to your (3) mailings dated May 1, 2024: Complete both forms, one for Gulf Front Lagoon and one for Tarpon Club, and submit by June 1<sup>st</sup>
  - C. Roofing Proposals — Presentations to be Scheduled
  - D. The Next Walkthrough will be on Wednesday, June 5<sup>th</sup> at 12:30
- VII. Old Business:
  - A. Followup on Milestone Infrastructure Study Repairs
    - 1. 504 Steps Minor repairs — Small hole and sidewalk cracks to be filled in by Kevin W.
    - 2. 502 Water Intrusion Problem on Walkway at Unit 115 — Magda to contact Modern Design to assist in resolving the issue; and send notice to Alexander's
    - 3. Ameri-Tech to contact Alexander's on Repairs to their Screened Lanai
  - B. Followup on Financing Options and Budgeting of Reserves for Replacement Roofs
  - C. Bats Update/Natur-Zone
  - D. ARC Form for Unit 231, Kessler, to Replace Balcony Tile with Decorative Concrete
  - E. 502 Elevator Issues
- VIII. New Business:
  - A. Insurance Update by Tom Hood — Sink hole inspection by Citizens
  - B. ARC Form for Unit #231, Kessler, to Replace A/C Unit on 504 Roof — Approved and to be ratified
- IX. Committee Reports
  - A. Social Committee Tentative 2024 Schedule of Events
    - Grand Opening Luau is planned for Saturday, June 1<sup>st</sup>
    - A Pontoon Boat Ride (three boats) is being planned by Luby, Mike and Mark Degan for Saturday, June 15<sup>th</sup>; watch for details and sign-up sheets
- X. Adjournment
- XI. Agenda Items for Board Consideration for June Meeting

Submitted by: *Carla Maciag*, Board Secretary