

GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.

500 S. Florida Avenue

Tarpon Springs, FL 34689

APRIL 15, 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 — 4:00 P.M.
- II. Establish A Quorum
- III. Approval of Gulf Front Lagoon March 2024 Minutes
- IV. Treasurer's Report for March 2024 — Tom Hood
- V. President's Report — Luby Sidoff
 - A. Beryl Engineering, Leo Cannon Virtual Meeting on March 28th
 - Milestone Study Inspection Report
 - Reserve Study (and Roofs expenses)
 - B. Soliciting Volunteers for Clubhouse Cleanup
 - C. Soliciting Volunteers for a Possible Community Estate Sale
- VI. Ameri-Tech Management Report — Magda Hatka, LCAM
 - A. Roofing Proposals: Three (3) proposals have been received from: Watertight Roofing, Stratus, USI and Clear Cut, ranging from: \$259K - \$654K (without HVAC specialists)
- VII. Old Business:
 - A. Followup on Infrastructure Study
 - Steps: Repair at Main Entrance — Complete
 - Steps: Small hole and sidewalk cracks to be filled in; Contact Bill Brown
 - Water Intrusion Problem on Walkway at Unit 115
 - Power Wash First Floor Walkway — Ed Dupuy volunteered with his equipment
 - B. Followup on Reserves Study — Preventative Maintenance Plan
 - C. Removal and Sale of Old Mail Boxes — Tom H
 - D. Bats, Pests, and Wildlife Prevention Plan — New Contract Update
 - E. Update on ARC for Unit 231 to Replace Balcony Tile with Decorative Concrete
 - F. Update on ARC for Unit 114 to Replace Terrace Tile with Decorative Concrete
- VIII. New Business:
 - A. 504 Elevator Issues
 - B. New Donations Approval Form* — Verify
- IX. Committee Reports
 - A. Social Committee Tentative 2024 Schedule of Events**
- X. Adjournment

Submitted by: *Carla Maciag*, Board Secretary

Attachments: *New Donations Approval Form
**Tentative 2024 Schedule of Events