

GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.

500 S. Florida Avenue
Tarpon Springs, FL 34689

DRAFT FEBRUARY AGENDA

Monday, February 22, 2024

4 P.M.

Ameri-Tech Office

5434 Grand Blvd., New Port Richey, FL 34652

(727) 726 8000

Join Zoom Meeting by link or ID and Passcode info below:

<https://us02web.zoom.us/j/84551448183?pwd=dDRwZzdGeWFZVmVuRmdoYjdncXprdz09>

Zoom ID: 845 5144 8183 and Passcode: 868096

- I. Call to Order
- II. Establish A Quorum — Board Members present:
- III. Approval of Gulf Front Lagoon January 2024 Minutes
- IV. Treasurer’s Report for Gulf Front Lagoon January 2024
- V. President’s Report — Luby Sidoff
 - A. Tampa Bay Expo — BOD Certification Class
 - B. Revised GFL Amendments — Submitted to Attorney, Certified and Recorder with Pinellas County
 - C. Liaison for Buildings 504 and 502
 - D. WebSite Updates
 - Photo of New Board
 - New Architectural (ARC) Form
 - Beryl Engineering Milestone/Reserve Studies
 - E. Call for Volunteers to Fill 2024 Committee Vacancies — (See Attached Rev. May 2023)*
 - Social Committee: Carla Maciag, Board Liaison
 - Landscape Committee: Tom Hood, Board Liaison
 - Maintenance Committee: Mike Mahoney, Board Liaison
 - Fine Committee: Stephanie Stiles, Board Liaison
 - Documents Review Committee: Luby Sidoff, Liaison
- VI. Ameri-Tech Management Report — Magda Hatka, LCAM
 - A. Update on Milestone Inspection and Structural Integrity Reserve Studies — Leo Cannyn, Project Engineer for Beryl Engineering.
 - B. Citizens Property Insurance Inspections
 - (4) Units
 - Sinkhole
 - Roofs

C. Revised Documents

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VII. Old Business:

- A. Delayed Repair of Steps at Main Entrance to 504 by Alpha Foundation
- B. Attic Rain Leak in 502
- C. ARC for Unit 232 — Replace Railings on Lanai Enclosure
- D. ARC for Unit 231 — Replace Balcony Tile with Concret
- E. Installation of New Mail Boxes and Issuance of Keys for 502 and 504
- F. All-Inclusive Pest and Wildlife Prevention Plan — Friends of Bats Conserv.
- G. Fire Inspection Requiring Posting of Signage on Electrical Rooms and Exits

VIII. New Business

- A. Fix First Floor Door Lock Main Entrance 504
- B. Clean Out Storm Drains for 502 and 504
- C. Guest Car Parked at Building 504

IX. Adjournment

Submitted by: Carla Maciag, Board Secretary

Attachment: *Volunteer Committees List (Rev. May 2023)