

GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.

500 S. Florida Avenue
Tarpon Springs, FL 34689

FEBRUARY MINUTES

**Monday, February 19, 2024
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 — 4:02 p.m.
- II. Establish A Quorum — Board Members present: Luby Sidoff, Stephanie Stiles, Mike Mahoney, and Carla Maciag. Tom Hood has an excused absence. Also in attendance was Magda Hatka from Ameri-Tech and four (4) homeowners were on Zoom.
- III. Approval of Gulf Front Lagoon January 2024 Minutes
Motion: was made and seconded to approve and waive the reading of the January Meeting was unanimous
- IV. Treasurer's Report for Gulf Front Lagoon January 2024 — Stephanie Stiles for Tom Hood
End of Month Cash on Hand was \$375,568. Monthly Expenses were \$21,370, which was \$90 over budget. For the year, we are \$90 over budget. Total Reserves is \$283,352 of which \$77,664 is Deferred Maintenance.
Motion: was made and seconded to approve the January Treasurer's Report was unanimous
- V. President's Report — Luby Sidoff
 - A. Tampa Bay Expo BOD Certification Class — Attended by Luby, who met many vendors and collected vendor business cards; he highly recommends the Expo for future BOD
 - B. Revised GFL Amendments — Submitted to Attorney, Certified and Recorded with Pinellas County and are now on our WebSite — Completed
 - C. Liaison for Buildings 504 and 502 — Tom Annas will be our Liaison for 504; since five BOD members are from 502, it was agreed a Liaison is not needed at this time.
 - D. WebSite Updates
 - Photo of New Board for the WebPage — photo will be taken at the next board meeting
 - New Architectural (ARC) Form — was given to BOD to proof
 - Beryl Engineering Milestone Study Inspection — was completed on February 6th and both 502 and 504 passed inspection and there will not be a Phase II Inspection; however, a formal report for repairs is forthcoming. Of concern are:
 - Building 504 — the steps and landing at the main call box entryway
 - Building 502 — water damage and intrusion on the walkway and surrounding areas near Unit 115
 - Reserve Study — concluded that GFL is at a minimal-level funding and is under funded in some areas
 - Beryl Project Manager, Leo Canyon, requested the BOD submit a complete list of questions and recommended setting up a Zoom meeting with the BOD and homeowners to discuss a proposal for repairs and future funding.

- E. Call for Volunteers to Fill 2024 Committee Vacancies — (See Attached Draft 2024 List)*
More volunteers are needed for the Landscaping and Maintenance Committees. If you're interested in serving, please notify the Committee Board Liaison.
 - 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
 - Clubhouse Cleanup and Repairs:

- VI. Ameri-Tech Management Report — Magda Hatka, LCAM
 - A. Update on Milestone Inspection and Structural Integrity Reserve Studies — Beryl Engineering — Completed (See President's Report above, "D. Beryl Engineering")
 - B. Citizens Property Insurance Inspections — Conducted inspections on 4-Units, common areas and exterior structures, both roofs, and property sinkhole issues — Awaiting Insurance Company Report
 - Magda to research avenues of securing funding to pay for new roofs if needed
 - Magda to arrange for Luby and Mike to meet with roof contractors
 - C. Revised Documents — All Revised Doc's are now on the WebSite

- VII. Old Business:
 - A. Delayed Repair of Steps at Main Entrance to 504 by Alpha Foundation — Due to delays, we're about a month away from completion
 - B. Attic Rain Leak in 502 — Rain is still coming in; Mike to ask Tom A about flashing piece; caulking was recently applied; continue monitoring
 - C. ARC for Unit 232 — Replace Railings on Lanai Enclosure — Almost completed
 - D. ARC for Unit 231 — Replace Balcony Tile with Concrete — Table until after Milestone Study is complete
 - E. Installation of New Mail Boxes and Issuance of Keys for 502 and 504 — If you still have your old mail box keys, please turn them in to Luby in 502 and Tom A in 504; Tom H may have a buyer for our old mail boxes and needs all old keys asap.
 - F. All-Inclusive Pest and Wildlife Prevention Plan — Friends of Bats has not satisfactorily resolved our bat problem and we will be looking for another vendor
 - G. Posting of Signage on Electrical Rooms and Exits — Mike has completed

- VIII. New Business
 - A. Fix First Floor Door Lock Main Entrance 504 — Completed
 - B. Clean Out Storm Drains for 502 and 504 at Garages — Magda to contact City of Tarpon
 - C. Parked Car Using Electrical Cord — The use of electrical cords from the garage to the visitor parking lot is prohibited. Homeowners have expressed interest in pursuing an electric charging station in a common area parking lot and Magda will look into this and report back at the next meeting.

- IX. Adjournment — 5:00 p.m.

Submitted by: *Carla Maciag*, Board Secretary

Attachment: *Draft Volunteer Committees List (February 2024)