

GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.

500 S. Florida Avenue

Tarpon Springs, FL 34689

JULY 15, 2024 — MINUTES

4 p.m.

Ameri-Tech Office

5434 Grand Blvd., New Port Richey, FL 34652

(727) 726 8000

Zoom ID: 845 5144 8183 and Passcode: 86809

- I. Call to Order
- II. Establish A Quorum — Board Members present were Luby Sidoff, Mike Mahoney, Stephanie Stiles, Carla Maciag and Tom Hood attended on Zoom. Also present were Magda Hadka from Ameri-Tech (1) owner, and (6) owners joined on Zoom.
- III. Approval and Waiving the Reading of the June 2024 Minutes
Motion: was made and seconded to approve and waive the reading of the June Minutes was unanimous
- IV. Treasurer's Report for June 2024 — Tom Hood
End of Month Cash on Hand was \$410,745. Monthly Expenses were \$20,840, which was \$439 under budget. For the year, we are \$8,412 over budget. Total Reserves is \$322,552 of which \$79,587 is Deferred Maintenance.
Motion: was made and seconded to accept the June Treasurer's Report was unanimous
- V. President's Report — Luby Sidoff
 - A. There will not be an August Board meeting; the next meeting will be September 16th
 - B. Hurricane Preparedness — Calling for all hands on deck!
 - Balconies and Patios — remove all items that may be knocked down or around especially those items that may create a projectile if broken; and keep the walkways clear
 - Pool Area — removal of tables, chairs and umbrellas by board and owners if able and available
 - After-Storm Cleanup — All hands on deck! All owners are asked to help if able and available
 - Generators must be kept away from the building structure and on wooden platform to protect damage to common element surfaces; those with generators are asked to share the wealth especially with our ill and elderly neighbors
 - Our shelters are: Carwise Middle School, Palm Harbor Middle School, Palm Harbor High School
 - Hurricane Preparedness Bulletins are posted on 502 and 504 bulletin boards and on our WebSite
- VI. Ameri-Tech Management Report — Magda Hatka
 - A. Budget Workshop — 9/16 at 2:30 and Board Meeting at 4 p.m.
Budget Meeting — 10/21 at 3 p.m. and Board Meeting at 4 p.m.
Annual Membership Meeting — 11/19 at 6 p.m. in the Clubhouse
Be on the lookout for first and second notices and for the ballot packets
 - B. State Funding for My Florida Condo Grant for Roofing Project — Awaiting Start Date
 - C. Condo Legislation Spotlight House Bill 1021 Effective 1/1/26 — From Attorney Nikoloff regarding the 2024 Legislative Updates to adopt and/or review policies for Condos and HOA's
 - Board Members Continuing Education Classes — 4 hours a year
 - Organize and maintain official record keeping of Doc's, R&Rs, Amendments, board meetings and notices as required by statute
 - Maintain official records of contracts, permits, maintenance, etc.
 - Create a checklist of available records to provide to owners
 - Create a Hurricane Protection Policy to Existing Architectural Standards
 - Protection of owners' rights and conduct for four (4) open forums per year
 - Comply with new violation and fining procedures included in HB 1203
 - Can only waive annual financial reporting requirement for an audit every other year
 - Applying for wind mitigation inspection and a grant to address common element roof, window and door projects
 - D. The Next Walkthrough will be on August 7th at 12:30

VII. Old Business:

- A. Update on Roofing Project — Tom H will look into financial options to help owners with this assessment after it's determined how much of our reserves will be used to offset the cost of the new roofs, which is planned for construction in early 2025, before rainy and hot seasons
 - Met with Mike Long (FLRCIS) Roof Consultant on 7/28 for roof inspections; signed contract
 - To head a pre-bid meeting and get us 2 or 3 that best comply with our scope and spec's
 - We may need to require all AC units be rewired since they're almost 40-years old
 - We may want metal, not sliding-glass, doors on the rooftops to increase hurricane protection and prevent water intrusion
 - We may want to install a key-code entry to limit foot traffic and damage to the roofs
 - We need to require all owners to be on the roof with A/C workers they hire
- B. Insurance Repairs Required by Citizens by July 8th With Permits and Photos
 - Masonry and stucco repairs required by Citizens for sinkhole inspection has begun by Craig Stucco to the building structures and walkways; documented photos and invoice sent to McGriff
- C. Water Intrusion in Common Element Walkway Near Unit #115 — Luby to do finishing touchup
- D. Elevator Issues in 502 and 504 and How to Call for Help!
 - Special Meeting with TKE TBD to get elevators in better, consistent working order; monitoring
 - Be sure to take your cell phone with you in the elevator;
 - Press the button next to the "picture of an alarm bell" to alert your neighbors that you're stuck;
 - Any board member may reset the elevator;
 - Call a Board Member; cell phone numbers are posted in the elevators;
 - The emergency button goes to a call center where you will be asked if it's an emergency. If you say no, they will call the elevator people (TKE) for you, which may be an hour wait;
 - Or if you feel your health is in danger, do not hesitate to call the Fire Department, who will arrive with an ambulance and police.
- E. Update Arc Form for Unit 125 (Sidoff) construction of glass lanai enclosure to begin in October
- F. Bat, Bugs, and Pest Control
 - Bats Update — Droppings persist; call for next service will be near August 15th after moratorium
 - NaturZone Free Spot Service — Owners who want this service may contact Magda by the 15th of the month to be placed on the Spot Service List for service on the third Monday of the month at: mhatka@ameritechmail.com

VIII. New Business

- A. Required Annual Fire Inspection — AV Nova inspection was performed on July 11 for fire extinguishers, fire alarms, and fire sprinklers at a cost of \$1150; keys to equipment rooms will be stored in both lock boxes for emergencies and given to Board President Luby and Carla in 502, and Tom A and Lucy K in 504

IX. Committee Reports

- A. Social Committee Events
 - Fourth of July — Poolside Celebration Hosted by Lucy K and Jean S — Well attended
 - August High Tea — On Hold; awaiting availability of the Clubhouse — Alison & Lucy K
 - September 2nd Labor Day Bash — 5 pm Clubhouse or 4 pm Poolside — Carla & John

X. Agenda Items brought to the floor for Board consideration at the next meeting on September 16th at 4 p.m.

XI. Adjournment — 5:09

Submitted by: *Carla Maciag*, Board Secretary