

GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.

500 S. Florida Avenue
Tarpon Springs, FL 34689

MARCH 18, 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: 868096

- I. Call to Order — 4:00 P.M.
- II. Establish A Quorum — Board Members present: Luby Sidoff, Tom Hood, Stephanie Stiles, Mike Mahoney, and Carla Maciag. Also in attendance was Magda Hatka, Ameri-Tech, one (1) homeowner and four (4) owners were on Zoom.
- III. Approval of Gulf Front Lagoon February 2024 Minutes
Motion: was made and seconded to approve and waive the reading of the February Minutes was unanimous
- IV. Treasurer’s Report for February 2024 — Tom Hood
End of Month Cash on Hand was \$384,225. Monthly Expenses were \$21,596, which was \$316 over budget. For the year, we are \$407 over budget. Total Reserves is \$290,106, of which \$78,539 is Deferred Maintenance.
Motion: was made and seconded to approve the February Treasurer’s Report was unanimous
- V. President’s Report — Luby Sidoff
 - A. Photo taken of New Board for the WebPage — Complete
 - B. Architectural Change Form (ARC Form) — Approved and Posted (See Attachment)*
 - C. Beryl Engineering Milestone Study Inspection Report and Reserve Study — Leo Cannyn requested a Special Virtual Meeting with the Board of Directors on March 28th from 3-4 p.m. of concern is that our budget falls short of expected upcoming expenses. Magda to arrange for a link to the virtual meeting be placed on the WebSite as an automatic “pop-up” 48-hours before the meeting for GFL residents wanting to attend. We will also review a list of projects recommended by Beryl and create a Plan of Action.
 - D. FaceBook Community Page Created and Moderated by Lynn Schuering — GFLTS is a voluntary community page for GFL people only; it is not affiliated with the work or responsibilities of the BOD. All GFL and TC related items must go to the BOD or Magda at Ameri-Tech. (Our Official GFL WebSite is controlled by Ameri-Tech and continues to be: gulffrontlagoon.org)
- VI. Ameri-Tech Management Report — Magda Hatka, LCAM
 - A. Roofing Proposals: Three (3) proposals have been received from: ranging from Watertight Roofing, Stratus, and USI, ranging from: \$259K - \$533K. We are waiting for a fourth proposal from Clear Cut Exteriors.
 - B. On-Site EV Charging Station by Credit Card Payments — Revisit when needed
 - C. Drain Cleaning at 502 and 504 Garage Entries — City of Tarpon advised that drains are privately-owned infrastructure and the responsibility of owners to maintain — Monitor

VII. Old Business:

- A. Steps Repair at Main Entrance to 504 by Alpha Foundation — Completed March 11th
Foam coating is UV sensitive and should be covered up — Kevin to spread sand
Small cracks on sidewalk should be filled — Contact Bill Brown
- B. Attic Rain Leak in 502 — Roofer said water is from underneath sliding-glass door, which will be alleviated when new roof is installed — Tabled
- C. Removal of Old Mail Boxes — Tom H listed old boxes for resale with on-line sites
- D. Bats, Pests, and Wildlife Prevention Plan — A new contract with NaturZone to redo the bat nets before April 15, which is mating season, and to allow NaturZone to take over the rodent stations from Turner Pest Control — Ratified
(NaturZone is offering an interior-discount spraying to residents on same day service.)
- E. ARC for Unit 232 to Replace Railings on Lanai Enclosure —
- F. ARC for Unit 231 to Replace Balcony Tile with Decorative Concrete — Ratified
- G. Board Approval of Revised 2024 Volunteer Committees List (See Attachment)** Ratified

VIII. New Business

- A. ARC Form for AC Unit to be craned onto 502 roof for Unit 135 — Ratified — Complete
 - B. ARC Form to Replace Patio Tile with Decorative Concrete for Unit 114 — Ratified
- Additions to Agenda:
- C. Power Wash First Floor Walkway — Ed Dupuy volunteered with his equipment
 - D. Elevator Issues Caused by Elevator Key Position — Elevator key must be turned back to its ‘full vertical position,’ or it may trip the switch
 - 502 — Owner had to be rescued from stuck elevator
 - 504 — Hard landings on 4th floor
 - Contact TKE

IX. Adjournment — 5:00 p.m.

Submitted by: *Carla Maciag*, Board Secretary

Attachments: *Architectural Change Form (Rev. March 2024)
**Volunteer Committees List (Rev. March 2024)