

GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.
GFL AGENDA
MONDAY, SEPTEMBER 16, 2024
Budget Workshop 2:30 — GFL Board Meeting 4 pm — TC Meeting 5 pm
Ameri-Tech Office
5435 Grand Blvd. New Port Rickey FL 34652
Join Zoom: gulffrontlagoon.org — ID: 834 5144 8183 — Passcode: 86809

- I. Call to Order
- II. Establish A Quorum — Board Members Present:
- III. Approve and Waive the Minutes of July 2024
- IV. Treasurer’s July and August Reports — Stephanie Stiles
- V. President’s Report — Luby Sidoff
 - A. Hurricane Preparedness and Cleanup Thanks: Mark and Marie Degan, Ken and Victoria Richards, Brian and Lucy Walker, Tom Annas, Kevin Walker, Karina Kubik and Carla and John Maciag
 - B. Vacancy on Board — Tom Hood has sold his condo
 - C. Elevator Issues in 502 and 504
- VI. Amer-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 — Apply for Wind Mitigation Inspection and a Grant for Roofs
 - C. Condo Legislation Spotlight House Bill 1021 Effective 1/1/2026
 - 2024 Legislative Updates to adopt and/or review policies for Condos and HOA’s
 - Create a Hurricane Protection Policy to Existing Architectural Standards
- VII. Old Business
 - A. Roofing Update — Bid Process, Financing and Town Hall Meeting
 - B. NaturZone Pest Report
 - Bat Droppings and Netting Options
 - Next Garage and Spot Spraying on Monday, September 16th a.m.
 - C. Craigo Stucco and Foundation Repair
 - D. Pressure Washing First Floor Walkways in 502 and 504
 - Water Intrusion Walkway Near Unit #115
 - 502 and 504 Garage Floor Repairs and Pinning 502 Sidewalk Landing
 - E. Elevator emergency shut down keys placed in building lock boxes
 - F. Elevator Lights in 504 Need a New Transmitter Box
- VIII. New Business:
 - A. Repair 502 First Floor Elevator Button Light Does Not Stay On
 - B. Architectural (ARC) Form Requests for Approval:
 - Kervrann #242 for Replacement of AC on Roof
 - Dupuy #112 for Replacement of AC on Roof
 - Pearson #143 for Master Bathroom Renovation
 - Pearson #143 for Three (3) Clear Choice Replacement Windows
 - Revello #141 for Removal and Replacement of Patio Flooring
- IX. Committee Reports
 - Social Committee (Repost Events Schedule and ARC Notice) — Carla
- X. Membership Comments and Suggestions for the Next Meeting Agenda
- XI. Adjournment:

Submitted by: *Carla Maciag*, Board Secretary