

GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.

500 S. Florida Avenue
Tarpon Springs, FL 34689

JUNE 17, 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 — 4:04 p.m.
- II. Quorum Established — Board Members Present were Luby Sidoff, Mike Mahoney, Stephanie Stiles, Carla Macaig and Tom Hood joined on Zoom. Also present were Magda Hatka, Ameri-Tech and four (4) owners joined on Zoom.
- III. Approval of Gulf Front Lagoon May 2024 Minutes
Motion: was made and seconded to approve and waive the reading of the May Minutes was unanimous
- IV. Treasurer's Report for May 2024 — Tom Hood
End of Month Cash on Hand was \$415,864. Monthly Expenses were \$23,158 which was \$1,878 over budget. For the year, we are \$8,851 over budget. Total Reserves is \$325,268 of which \$78,713 is Deferred Maintenance; Major expenses impacted the budget due to repairs for the Milestone Study.
Motion: was made and seconded to accept the Treasurer's May 2024 Report was unanimous
- V. President's Report — Luby Sidoff
 - A. Report on May 28th Board Meeting with Attorney Nikoloff (See Attachment)*
 1. Insurance Issues: It's not necessary to purchase hurricane, wind, and sinkhole insurance for the clubhouse since it's a recreational facility and not a residence. The excessive cost to the community would not be beneficial. We may want to consider listing GFL on the policy for additional protection
 2. My Safe Florida Condo Grant for Roofing Project — has many guidelines, but may award us a \$1,000 rebate per unit, at a total grant amount of \$40,000 toward the cost of our roofing project; does not require a vote of the community, only the Board
Motion: The Board moved to apply for the Grant on July 1, 2024, with Stephanie as our lead, was unanimous
 3. Leasing Clarification — Condo doc's allows eight (8) leases; 4 long-term (more than 7 months) and 4 short-term (under 7 months)
 4. Meetings per Year—Board to determine based upon business to attend to, with at least six per year; the Board will have ten meetings this year and forgo August and December
- VI. Ameri-Tech Management Report — Magda Hatka, LCAM
 - A. Integrity Reserve Studies — Budget Meetings Schedule:
 - Monday, September 16th at 2:30 p.m. — Budget Workshop
Join Zoom: Meeting ID: 212 281 781 637 — Passcode: HyuYFV
 - Monday, September 16th at 4 pm: Board Meeting
 - Monday, October 21st at 3:00 pm: Budget Approval Meeting
 - Monday, October 21st at 4 pm: Board Meeting and Budget Vote
 - Tuesday, November 19th at 6 pm: Annual Members Meeting and Voting
 - B. New Bank Withdrawal Program for Maintenance Payments — Contact Diana with Issues

- C. Schedule of Budget Workshop, Budget and Annual Meeting Dates (See A. above)
- D. The Next Walkthrough will be on July 10th at 12:30
- E. 502 Water Intrusion on Common Walkway — Modern Design no longer exists. Luby to contact Craigco Stucco Company for quote.

VII. Old Business:

- A. New Roofing
 - 1. Quotes and Consulting Services — Board Members and some owners have been meeting with roofing contractors and to date have received three (3) quotes:
 - Arry's \$702,000; USI \$363,000; and Stratus \$592,000**Motion:** was made and seconded to hire Mike Long, Florida Roof and Inspection Services, to compile a detailed study of the scope and specifications of up to three (3) flat roof contractors, to oversee the bidding process and construction of our roof replacements project, was unanimous
 - 2. Requirements for AC Units and Owners — Owners are expected to join their A/C workers on the roof to assure that the crane and other equipment are not damaging our roof surface and jeopardizing our roofs' warranty agreements.
 - We may want to require all AC units be rewired since they're almost 40 year old.
 - We may want metal, (not sliding-glass) doors in the rooftop to increase hurricane protection and water intrusion.
 - We May want to install a key-code entry to limit foot traffic on the roofs.
- B. Insurance Repairs Required by Citizens by July 8th With Permits and Photos
 - 1. Masonry and painting repairs noted by Citizens to building walls and walkways in 502/504
 - 2. Cracks in Both Garage Areas — Board to take up at a later date due to costs
 - 3. Craigco Stucco Proposal**Motion:** was made and seconded to hire Craigco Stucco to do the repairs required by Citizens Insurance to repair cracks on buildings and walkways, was unanimous
- C. Elevator Issues in 502 and 504 and Help Call — Please have cell phone handy when in the elevator in case you need to call Board members for help.

VIII. New Business:

- A. State Funding for My Florida Condo Grant for Roofing Project — Needs Board approval
Motion: was made and seconded to apply for the My Florida Condo Grant for the GFL Roofing Project Grant with Stephanie as our lead was unanimous
- B. Arc Form for Unit #125 (Sidoff)
Motion: was made and seconded to approve an Arc Form for Unit #125 to install a glass lanai enclosure was unanimous

IX. Committee Reports:

- A. Social Committee
 - 1. Luau on June 1 — Well attended
 - 2. Pontoon Boat Ride on June 15th — Postponed till fall due to weather
 - 3. Fourth of July — Poolside Celebration at 4 p.m. Hosts: Lucy K and Jean S

X. Agenda Items for Board Consideration for July Meeting

XI. Adjournment — 5:04 p.m.

Submitted by: *Carla Maciag*, Board Secretary

Attachment: *May 28, 2024 Board Meeting Notes With Attorney Nikoloff