

**GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.**  
**AGENDA**  
**MONDAY, OCTOBER 21, 2024**  
**Budget Meeting 3:00 — GFL and TC Board Meetings to Follow**  
**Ameri-Tech Office**  
**5435 Grand Blvd. New Port Rickey FL 34652**  
**Join Zoom: [gulffrontlagoon.org](https://gulffrontlagoon.org) — ID: 834 5144 8183 — Passcode: 86809**

- I. Call to Order
- II. Establish A Quorum
- III. Approve and Waive the Minutes of September Meeting
- IV. President's Report — Luby Sidoff
  - A. Vacancy on Board
  - B. Hurricane Prep and Aftermath
- V. Accept the Treasurer's September 2024 Report
- VI. Amer-Tech Management Report — Magda Hatka
  - A.
    - Notice of Special Assessment Meeting for Monday, October 28<sup>th</sup> Sat 7:00 p.m. was sent to Membership
    - The Proposed 2025 Budget Sent to Membership
    - Budget Meeting — 10/21 at 3 p.m. and GFL and TC Board Meetings to follow
    - Second Membership Meeting Notice and Ballot Packets was Sent
    - Annual Membership Meeting — 11/19 at 6 p.m. in the Clubhouse
  - B. State Funding for My Florida Condo Grant
  - C. Condo Legislation Spotlight House Bill 1021 Effective 1/1/2026
    - 2024 Legislative Updates for Condo and HOA Boards to comply with education requirements and renew classes in 2025 as well as any new Board Members — Table to 2025
    - Create a Hurricane Protection Policy to Existing Architectural Standards — Our new policy is to be recorded in our R&Rs in 2025 when adopted, as required by HB 1021
- VII. Old Business
  - A. Roofing Bid Process Update
  - B. Elevator Issues
    - 504 Lighting
    - 502 Key Pad Computer Chip on Order
    - 502 First Floor Up Button
  - C. Insurance: Citizens/McGriff
  - D. NaturZone Pest Report
    - Next Garage and Spot treatment for individual units is always third Monday of the month; 11/18
  - E. Pressure Washing and Walkways
    - 502 and 504 First Floor Walkways
    - Walkway Issues Near Unit #115 (caulking)
  - F. 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

- VIII. New Business
  - A. Hurricane Helene and Milton Preparation and Aftermath
    - Walkway Railing Damage at Unit #132 from Falling Tree
  - B. Architectural (ARC) Form for Maciag #144 to Replace Patio Railing and Screens
- IX. Committee Reports
  - Social Committee: Oktoberfest Beer Tasting — Carla
- X. Membership Comments and Suggestions
- XI. Adjournment:

Submitted by: *Carla Maciag*, Board Secretary