

**GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.
MINUTES**

MONDAY, OCTOBER 21, 2024

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 — 3:16 P.M.
- II. Establish A Quorum — Board Members present: Luby Sidoff, Stephanie Stiles, Mike Mahoney, Doug MacEachen and Carla Maciag. Also present were one (1) owner and Magda Hatka, Ameri-Tech, and three (3) owners joined on Zoom.
- III. Approve and Waive the Minutes of the September 2024 Meeting
Motion: was made and second to approve and waive the September Minutes was unanimous
- IV. President's Report — Luby Sidoff
 - A. Vacancy on the Board — Doug MacEachen, Unit #133, was appointed to the Board vacancy at the Budget Adoption Meeting prior to this meeting. Doug, who is an accountant by profession, will fill the Director position of Treasurer on the Board until the end of the 2024 term.
 - B. Hurricane Prep and Aftermath — Thanks to all who participated in the preparation and the cleanup of our grounds. In all, Pinellas County sustained an 11 foot surge; which we managed to survive with minimal damage. We are so blessed. The Board would like to thank all those who participated in the preparation and cleanup of our grounds, and all those who checked in on your neighbors and shared food, generators, etc. See more about the cleanup in the Tarpon Club Minutes.
- V. Accept the Treasurer's September 2024 Report — Magda Hatka and Doug MacEachen
Cash on Hand was \$433,324. Monthly Expenses were \$19,959, which was \$1,320 under budget. For the year, we are \$10,997 over budget. Total Reserves is \$346,983, of which \$82,211 is Deferred Maintenance.
Motion: was made and seconded to accept the Treasurer's Report was unanimous
- VI. Amer-Tech Management Report — Magda Hatka
 - A.
 - Notice of Special Assessment Meeting for the Roofing Projects is on Monday, October 28th at 7:00 PM; sent to Membership on October 14, 2024 was certified, and a pop up was posted on the WebSite and Notices also were posted on the 502 and 504 elevators.
 - Budget Meeting — was held prior to this Board Meeting at 3 pm on October 21, 2024
 - Second Membership Meeting Notices and Ballot Packets were sent on October 24, 2024
 - Annual Membership Meeting — Scheduled for Tuesday, November 19th 6 pm in the Clubhouse
 - B. State Funding for My Florida Condo Grant for our Roofing Project — State of Florida has not posted applications or information at this time; however, Magda and Stephanie are both on the look out, but know that applicants will not be reimbursed until after proof of completion. Condos may possibly receive a max of \$1,000 per unit.
 - C. Condo Legislation Spotlight House Bill 1021
 - 2024 Legislative Updates for Condo and HOA Boards to comply with education requirements of four (4) hours for new Board Members, with a yearly renewal.
 - 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. Luby and Carla will collaborate and come up with our hurricane preparedness plans from Hurricanes Debbie, Helene and Milton and seek Magda's help for adopting information on hurricane architectural guidelines.

VII. Old Business

- A. Roofing Bid Process Update — Luby invited our roof consultant, Mike Long, to attend our Special Assessment Meeting to answer in depth questions about the bidding process and the construction project. The final two bids will be posted to our site prior to the meeting for membership review.
- B. Elevator Issues — We may want to consider researching other elevator service companies
 - 504 Lighting — Efforts are being made to improve the temporary dim-bluish lighting
 - 502 Key Pad — Your patience is appreciated as we await the circuit board on order — Complete
 - 502 First Floor Up Button — Repairs to be made at the next visit as key pad repair
- C. Insurance: Citizens/McGriff — Citizens may charge 10-15% more for 2025 coverage
- 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
 - 504 First Floor Walkways — Complete
 - 502 First Floor Walkways — Notice will be posted in 502 requesting cars parked in the garage to be moved prior to power washing by Bill Brown Property Maintenance
- F. Architectural (ARC) Form Requests — All have been approved previously
 - Kervrann #242 for Replacement of AC on Roof — Ratified
 - Dupuy #112 for Replacement of AC on Roof — Ratified
 - Pearson #143 for Master Bathroom Renovation — Ratified
 - Pearson #143 for Three (3) Clear Choice Replacement Windows — Ratified
 - Revello #141 for Removal and Replacement of Patio Flooring — Ratified
 - Rivers #134 for Hot Water Heater Replacement — Ratified

VIII. New Business

- A. Hurricane Helene and Milton Preparation and Aftermath
 - Large pine tree fell into northwest side of building 502 - Tree has been removed; getting quotes on replacement of about 30 feet of railing for 1st and 2nd floors

Motion: was made and seconded to pay invoice in the amount of \$5,500 to remove the fallen tree was unanimous

- B. Architectural (ARC) Form for Maciag #144 to Replace Lanai Railing and Screens

Motion: was made and seconded to approve Maciag ARC form to replace railing and screens lost in hurricane was approved four (4) to (1), Maciag abstained

IX. Committee Reports

- Social Committee: Oktoberfest Beer Tasting and Clubhouse Reopening — Scheduled for Saturday, November 2nd at 5 p.m. in the Clubhouse. Everyone is encouraged to join your neighbors and friends for this joyous event we all have been looking forward to reinstating. Bring a six pack and a German-type dish to share. Look for sign-up sheet to be posted in elevators.

- X. Membership Comments and Suggestions — postponed until after both board meetings

- XI. Adjournment: 4:15 p.m.

Submitted by: *Carla Maciag*, Board Secretary