

GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.
GFL MINUTES
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 — 4:03 p.m.
- II. Establish A Quorum — Board Members Present: Luby Sidoff, Stephanie Stiles, Mike Mahoney and Carla Maciag. Also present were Magda Hatka, Ameri-Tech, and two owners. Three (3) owners joined on zoom.
- III. Approve and Waive the Minutes of July 2024
Motion: was made and seconded to accept and waive the Minutes of the July Minutes was unanimous
- IV. Treasurer’s July and August Reports — Stephanie Stiles
End of July Cash on Hand was \$408,946. Monthly Expenses were \$22,977 which was \$1,697 over budget. For the year, we are \$10,109 over budget. Total Reserves is \$324,578 of which \$80,462 is Deferred Maintenance.
End of August Cash on Hand was \$418,334. Monthly Expenses were \$23,488 which was \$2,208 over budget. For the year, we are \$12,318 over budget. Total Reserves is \$334,325 of which \$81,336 is Deferred Maintenance.
Motion: was made and seconded to accept the July and August Treasurer’s Reports were unanimous
- 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 and resigned his seat as Treasurer. Luby has talked to Doug Maceachen, #133, who is an accountant. He expressed interest in filling the seat as our Treasurer until the end of Tom’s term; however, since he was not present, he will be appointed at the next meeting.
 - C. Elevator Issues in 502 and 504
 - 504 elevator has a lighting problem; a new transformer was installed and new lights; however, the problem is not fixed; we have contacted E.Cab Elevators to re-wire the cab
 - 502 elevator first floor button is not working and will be addressed during the next TKE service
- VI. Amer-Tech Management Report — Magda Hatka
 - A.
 - **Budget Workshop 9/16 at 2:30 — Attended by the Board and Magda Hakka before today’s Board Meeting**
 - **The Proposed 2025 Budget — To be sent to membership at the end of this week**
 - **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 — We planned to apply for a Wind Mitigation Inspection Grant and a Grant for our Roofs — The July 1 Start Date to apply, was pushed back and a new start date has not yet been announced by the State of Florida
 - 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; Board has complied with 2024 education requirements and will renew classes in 2025
 - Create a Hurricane Protection Policy to Existing Architectural Standards — Our new policy will need to be recorded in our R&Rs in 2025 when adopted, as required by HB 1021

- VII. Old Business
- A. **Roofing Update — Bid Process, Financing and Town Hall Meeting**
- **Our consultant, Mike Long, FLCIS, chose five (5) well-qualified roofing companies for bidding on an apples to apples comparison; one (1) declined and four (4) have responded; the Board has chosen the two lowest bidders:**
 - **Sutter \$494,933 plus additional cost for AC wiring with a 90-day completion**
 - **Service Works \$498,000 plus additional cost for double steel doors in the attic with a 90-day completion**
 - **We have \$150,000 in GFL Reserves, which will be applied prior to assessments**
 - **Assessments are estimated to be somewhere between \$10,500 and \$12,000 per unit; with projected 90-days to complete; Members needing more time may need to seek financial assistance through a home equity or personal loan**
 - **A Zoom Town Hall Meeting will be called to discuss these issues**
- B. NaturZone Pest Report
- Bat Droppings and Netting Options — Additional netting will be placed at north end in 502, and the south end at the chimney shoots
 - Next Garage and Spot treatment for individual units is on Monday, October 21st a.m.; Call Magda to schedule (For future reference: Spraying is the third Monday of each month.)
- C. Craigo Stucco and Foundation Repair — Complete
- D. Pressure Washing First Floor Walkways in 502 and 504
- Walkway Issues Near Unit #115 — Power Wash in Progress
 - 502 and 504 First Floor Walkways — Power Wash in Progress
- E. Elevator emergency shut-down keys have been placed in building lock boxes — Complete
- F. Elevator Lights in 504 Need a New Transmitter Box — Repaired by E.Cab
- VIII. New Business:
- A. Repair 502 First Floor Elevator Button Light Does Not Stay On — On repair list for next visit
- 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
- Motion:** was made and seconded to approve the above four (4) projects was unanimous
- Revello #141 for Removal and Replacement of Patio Flooring — to contact for ARC Form completion
- IX. Committee Reports
- Social Committee (Repost Events Schedule and ARC Notice) — Carla
- Due to popular demand, Oktoberfest Beer Tasting is still on for October 19th; however, it's not determined if it will be in the Clubhouse, or at the pool where bottles are not permitted.
 - ARC Form Notification will be posted on Bulletin Boards to remind and inform owners to download, complete, and submit an ARC Form before starting a project in the interior or exterior of their units.*
- X. Membership Comments and Suggestions for the Next Meeting Agenda
- Kevin Walker requested more transparency on the budget
- Post more than a (5) five-page Monthly Budget Reports on our Private WebSite
 - Include the posting of Proposals and Contracts to our Private WebSite
- Next Board Meeting: Monday, October 21, 2024**
- **Discussion: Attorney and Ameri-Tech Recommendations for Handling Roof Project Financing**
- XI. Adjournment: 4:49 p.m.

Submitted by: *Carla Maciag*, Board Secretary

*Attachment: Architectural (ARC) Form Notification
Schedule of Events 2024 (Rev. 9/2024)

Architectural Form Notification

Homeowners have not been submitting the required ARC forms prior to having work done inside and/or outside their condo units.

The ARC Form (Rev. 2023) accompanying this Notification, must be completed and submitted to the Board for approval prior to any work being started involving your unit.

This form should be used for any work involving the interior of your unit, and all areas of the exterior; including the patio, the roof, windows, doors, floors, walls and ceilings.

Over the last few years we have gotten lax concerning Notification of Work to Condo Units, but please know that approval of the Board is required prior to the start of any project.

In part, this form is to let the Board have knowledge of who is coming on our property and to increase security awareness, and to ensure exterior appearance of our units are uniform.

Failure to submit this form may lead to actions being taken by the Board, which possibly could lead to imposing fines and other penalties.

The ARC Form can be obtained on line at: gulffrontlagoon.org

Also, as a reminder, owners are responsible for any violation of our rules and regulations (R&R's) by your contractor. Please review the rules concerning contractors before starting any project.

In the spirit of being good neighbors, your cooperation with compliance to submitting this form is appreciated.

Board of Directors

ARC Form Notification Rev. 9/2024