

GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.

500 S. Florida Avenue

Tarpon Springs, FL 34689

MAY 20, 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 — 4:02 p.m.
- II. Establish A Quorum — Board Members Present were: Luby Sidoff, Stephanie Stiles, Mike Mahoney, and Tom Hood joined on Zoom. Carla Maciag had an excused absence. Also present was Magda Hadka from Ameri-Tech Management, and (4) four owners joined by zoom.
- III. Approval of Gulf Front Lagoon April 2024 Minutes
Motion: was made and seconded to approve and waive the reading of the April Minutes was unanimous
- IV. Treasurer's Report for April 2024 — Tom Hood
End of the Month Cash on Hand was \$401,331. Monthly Expenses were \$21,061, which was \$218 under budget. For the year we are \$6,973 over budget. Total Reserves is \$312,583, of which \$77,838 is Deferred Maintenance.
Motion: was made and seconded to accept the Treasurer's April 2024 Report was unanimous
- V. President's Report — Luby Sidoff
 - A. Roofing Quotes — To date, the Board has received five (5) Proposals and has met with three (3) roofing companies. GFL resident John Warman toured the roofs with Arry's Roofing and are preparing a proposal. John Warman has been overseeing roof meetings to help us through the process. Any resident interested in participating is welcome. Mike Long, roofing contractor submitted a bid proposal of \$5,000 to oversee our roofing job, and Ameri-Tech Management also gave us a bid of charging 5% of the total job cost to oversee the Project, which is estimated at \$50,000 to oversee the project.
 - B. Infrastructure Needs — Many Infrastructure Projects (Roofs, Elevators, Building Painting, and Road Repaving) will become due in the next few years, and Luby asked all owners to plan to be proactive about these repairs. Please report any repairs needed to Board Members.
- VI. Ameri-Tech Management Report — Magda Hatka, LCAM
 - A. The Milestone Inspections and Structural Integrity Reserve Studies — Reports are posted on the website: gulffrontlagoon.org under "Documents" and may be reprinted from there; those requesting a hard copy from Ameri-Tech will be charged a fee.
 - B. New ARC Bank Withdrawal Program for Maintenance Payments — Ameri-Tech has changed banks; refer to your (2) mailings dated May 1, 2024: complete both forms, one for Gulf Front Lagoon and one for Tarpon Club, and submit to Ameri-Tech Clearwater Office at: 24701 US Hwy 19 N #102, Clearwater, FL 33763, by June 1st. If you had difficulty signing in, please fill out and submit the paperwork and include your two-maintenance checks for June ASAP to the Clearwater office; NOT Orlando. Residents may call Magda for help signing in. No late fees will be charged for June.
 - C. Roofing Proposals — Presentations continue to be scheduled and held in the Clubhouse
 - D. The Next Walkthrough will be on July 10th at 12:30.

- VII. Old Business:
- A. Followup on Milestone Infrastructure Study Repairs
 - 1. 504 Steps Minor Repairs
 - Awaiting Official Letter from Alpha Foundation Confirming Job Completion
 - Minor Repair Completed by Kevin Walker
 - 2. 502 Water Intrusion Problem on common walkway at Unit 115 — Magda to contact Modern Design to assist in resolving the issue; and sent notice to Alexander's for lanai replacement
 - Magda is compiling a list of masonry companies in the area to complete needed property sidewalk and building structure crack repairs to be corrected by July 8th as requested by Citizen's Insurance Company
 - 3. Magda contacted Alexander's on Needed Repairs to their Screened Lanai
 - B. Financing Options and Budgeting of Reserves for Replacement Roofs — Luby asked Tom and Magda to prepare proposals for the Board to review on financing options for roof replacements: what reserves to tap into and how much each condo owner can expect to pay in assessments. Tom wants to wait until we decide on a roofing proposal before coming up with a financial plan of action.
 - C. Bats Update/Natur-Zone and Pest Control Spraying
 - Bat nets are partially working, as bats are moving to the west side of 502, and 504 owners have noticed dropping on front porches
 - Garages have been sprayed for pests
 - D. ARC Form for Unit 231, Kessler, to Replace Balcony Tile — Complete
 - E. 502 Elevator Issues — Minor repairs made by TKE; however, issue continues
- VIII. New Business:
- A. Insurance Update by Tom Hood

We need to complete the masonry repairs noted by Citizens Ins. We are currently covered, but we need to meet compliance guidelines to continue our coverage, costing \$22,535
 - B. ARC Form for Unit #231, Kessler, to Replace A/C Unit on 504 Roof — to ratify **Motion:** was made and seconded to Ratify the Board's prior Arc approval, was unanimous
- IX. Committee Reports
- A. Social Committee Tentative 2024 Schedule of Events — Opening is postponed
 - Poolside Memorial Day Luau is scheduled for Saturday, June 1st at 4 p.m.
 - A Pontoon Boat Ride (three boats) is being planned by Capt's. Luby, Mike and Mark Degan for Saturday, June 15th; watch for details and sign-up sheets
- X. Adjournment — 4:48 p.m.
- XI. Agenda Items for Board Consideration for June Meeting
- State funding from Safe Florida Grant will give us \$1,000 per unit, totaling \$40,000; Andrew at Ameri-Tech is checking to see when the approval form is due; this Pilot Program begins July 1, 2024, until allocated funds are gone.

Submitted by: Stephanie Stiles for *Carla Maciag*, Board Secretary