

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

500 S. Florida Avenue  
Tarpon Springs, FL 34689

**JANUARY MINUTES**

**Monday, January 22, 2024  
4 P.M.**

**Ameri-Tech Office  
5434 Grand Blvd., New Port Richey, FL 34652  
(727) 726-8000  
Zoom ID: 867 1247 3910 and Passcode: 342006**

- I. Call to Order — 4:00 p.m.
- II. Establish A Quorum — Board Members present: Luby Sidoff, Tom Hood, Mike Mahoney, Stephanie Stiles, Carla Maciag; Magna Hatka, Amer-Tech Management. Also present was one (1) homeowner and (4) participated on Zoom.
- III. Approval of Gulf Front Lagoon November 2023 Minutes  
End of Month Cash on Hand was \$392,545. Monthly Expenses were \$19,586, which was \$940 over budget. For the year, we are \$7,647 over budget. Total Reserves is \$298,005 of which \$75,956 is Deferred Maintenance.  
**Motion:** was made and seconded to accept and waive the reading of the November Annual Meeting Minutes and Organizational Meeting was unanimous
- IV. Treasurer's Report for November and December 2023 for Gulf Front Lagoon — Tom Hood  
End of Month Cash on Hand was \$365,124. Monthly Expenses were \$18,950, which was \$304 over budget. For the year, we are \$7,951 over budget. Total Reserves is \$272,221 of which \$76,790 is Deferred Maintenance.  
**Motion:** was made and seconded to accept the November Treasurer's Report was unanimous  
Treasurer stated over budget amount was due to insurance renewals, due end of December.  
**Motion:** was made and seconded to accept the December Treasurer's Report was unanimous
- V. President's Report — Luby Sidoff  
—Luby recognized the service of past President Lucy Kolovos, with the passed-down gavel adorning a red bow, given to him by Lucy, who served for eight years; two years as VP and three years as President.  
—Tampa Bay Expo — Certify BOD classes: Luby and Stephanie to attend on February 9th
  - A. Change of Scheduled Meeting Day — The New Board has determined future Board Meetings will be conducted on the third Monday of the month at 4 pm at the Ameri-Tech New Port Richey office; the location of our new (LCAM) manager, Magda Hatka
  - B. Revised GFL Amendments — Submitted to Attorney, Certified and Recorder with Pinellas County in early December; a copy will be posted to our WebSite this week
  - C. Liaison for Buildings 504 and 502 — Tom Annas will be liaison for 504; 502 is Tabled
  - D. Tarpon Springs Police Dept. Right of Access — Signed and Submitted in December
  - E. Call for Volunteers to Fill 2024 Committee Vacancies — Sign-up Sheets to be Posted  
—Social Committee: Carla Maciag, Board Liaison  
—Landscape Committee: Tom Hood, Board Liaison  
—Maintenance Committee: Mike Mahoney, Board Liaison  
—Fine Committee: Stephanie Stiles; Board Liaison

- VI. Ameri-Tech Management Report — Magda Hatka, Licensed Community Association Management (LCAM)
- A. New Property Manager: LCAM Manager Magda Hatka — Membership is to contact Magda with their concerns needing attention:  
email: [mhatka@ameritechmail.com](mailto:mhatka@ameritechmail.com) - phone number: (727) 726-8000 ext. 500
  - B. Milestone Inspection and Structural Integrity Reserve Studies — Check has been sent to Beryl to place us on their schedule; the extensive Questionnaire is a work in progress, additional info may be found in FPAT file in Clubhouse office; Luby has a copy of the FPAT Report and will assist.
  - C. Insurance Update:
    - Citizens Property Insurance requested a complete sinkhole screening inspection at GFL; cost to the Association will be \$162.50 per building, \$325 for both. They also requested access to two units per building to take interior photos; the inspector will also take photos of exterior of each building and common areas; current and previous board members have volunteered to participate
    - Roofs have a two-year window to resurface in order to receive insurance coverage in December for 2025
  - D. February Walkthrough will be: Wednesday, February 7<sup>th</sup> at 12:30
  - E. Revised Documents — Have been filed with the County and can be viewed on our site
- VII. Old Business:
- A. Property Insurance — McGriff Insurance assisted us in getting the best insurance coverage at the best price. Our new policy with Citizen's Insurance covers buildings 502 and 504 and grounds for replacement value; original renewal quote estimate was \$250,000; our current policy is \$54,827; with added sink-hole coverage would be \$77,362. We are awaiting inspection for sinkhole issues.
  - B. Roofs Update — The Citizens' Insurance inspection concluded we will need to resurface or replace both roofs in two years in order to obtain insurance coverage for 2026
  - C. Steps at Main Entrance to 504 — Alpha Foundation's attempt was unsuccessful; down payment was given and Luby will followup for next remediation; delayed by City of Tarpon due to legal description of Bldg. 504
  - D. Attic Rain Leak in 502 — Continued problem during storms; weather seal and flashing are needed to stop rain from running down exterior wall and into glass-door saddle and overflowing onto floor; continues to monitor
  - E. ARC for Unit 232 — Replace Railings to Lanai Enclosure — The owners have paid company to replace railing and expect completion next week
- VIII. New Business
- A. Fire Inspection — Walk through identified 12 items were not in compliance for proper signage on Electric Rooms and Exit Signs, which is in the process of being resolved.
  - B. Spectrum — Our 5-year contract is coming up for review and is to be renewed in 2025.
  - C. Bats and Pest Control Contracts — to review service and costs benefits
  - D. **New Mail Boxes and keys for 502 and 504** — Kirk Kratsis and crew are scheduled to install the new mail boxes on Sunday, February 4<sup>th</sup>. New keys will be available from Luby in 502 and Tom A in 504, each will have a sign-in sheet; owners will initial key pickup before February 4<sup>th</sup> and key turn-in after installation is complete. Snowbirds should call Ameri-Tech to request keys be sent to their permanent address and send back the old keys to Luby Sidoff (225) and Tom Annas (223).
- IX. Adjournment — 5:05 p.m.

Submitted by: *Carla Maciag*, Board Secretary