

TARPON CLUB, INC.
500 S. Florida Avenue
Tarpon Springs, FL 34689

MARCH 18, 2024 MINUTES

5 P.M.

Ameri-Tech Office
5434 Grand Blvd., New Port Richey, FL 34652
(727) 726-8000

Zoom ID Info: 845 5144 8183 — Passcode: 868096

- I. Call to Order — 5:00 P.M.
- II. Quorum Established — Board Members Present were Luby Sidoff, Tom Hood, Stephanie Stiles, Mike Mahoney, and Carla Maciag. Also in attendance were Magda Hatka, Ameri-Tech, one (1) owner, and four (4) owners were on Zoom.
- III. Approval of Tarpon Club February 2024 Minutes
Motion: was made and seconded to approve and waive the reading of the February Minutes was unanimous
- IV. Treasurer’s Report for February 2024 — Tom Hood
End of Month Cash on Hand was \$186,118. Monthly Expenses were \$11,120, which was \$918 over budget. For the year, we are \$2,111 over budget. Total Reserves is \$148,676, of which \$31,591 is Deferred Maintenance.
Motion: was made and seconded to approve the February Treasurer’s Report was unanimous
- V. President’s Report — Luby Sidoff
 - A. Clubhouse — Foundation Repairs by Triad were Completed on January 21st
 - We were awarded \$30,000 from our insurance company, and paid \$26,000 in repairs to Triad, with a life-time warranty.
 - One resident brought up some concerns, and these are being addressed by Triad.
 - Board Identified Repairs (See Item VIII. A.) — We are awaiting Triad’s Final Report to send to the insurance company; as we cannot allow owners, except the board, into the Clubhouse while we are uninsured.
 - Special Repairs and Reserve Funds Meeting with Beryl Engineering on March 28th from 3 to 4 p.m. Of concern is, our budget, which falls short of expected upcoming expenses. Magda will arrange for a link to the virtual meeting be placed on the WebSite, 48-hours prior to the meeting, as an automatic “Pop-up” link for those wanting to attend.
- VI. Ameri-Tech Management Report — Magda Hatka, LCAM
 - A. Insurance for the Clubhouse — Awaiting Triad Final Report to submit to the insurance company; which is required to obtain insurance coverage
 - B. Property Walkthrough Issues:
 - Boat Dock
 - Notice to Remove Electrical Cord Over and Under Dock; Unit 224 — Sent Notice on March 20th — (Owner will be removing his boat from the marina)
 - Notice to All Boat Owners to Show Proof of Insurance, to be kept on file: Units 224 and 131 — Sent Notices on March 20th

- C. February Walkthrough
 - March 6th Walkthrough Clubhouse with Board — Identified Repairs (See VIII. A.)
 - The Next Walkthrough will be on April 3rd at 12:30

TC March 2024-2

VII. Old Business:

- A. Clubhouse Foundation Repairs by Triad Engineering — Completed January 21st
- B. Storm and Extreme Tides Damage Update:
 - Lighting — Repairs are in progress by Mike
 - Solar lights under two tall palm trees at tip of the island — Back ordered
 - Replacement of solar lighting on the dock — Purchased
 - 502 pole light rewiring and replacement by professional — Tabled due to cost
 - 502 light at elevator door needs remounting — Complete
 - Fishing Dock Repairs — Ratified and Completed
 - Four (4) Dead Palm Trees on the Island - An offer was made that if the Board approved the purchase of two trees, the Kessler's would solicit donations for the other two trees; however, due to cost of tree removal and replacement of Palm trees, we may want to wait until our next Palm Tree Maintenance Trimming next year. The board has referred this to Tom H and the Landscaping Committee for recommendations.
- Storm-Surge Debris Cleanup on Alexander Dr. property — Completed by Alexander's
- C. Pests and Wildlife Contracts — Contract to allow NaturZone to take over the rodent nests and pests, from Turner Pest Control — Ratified
- D. GFL Entrance Sign Lights Need Repair and Replacement — In progress

VIII. New Business

- A. Board Identified Repairs and Restoration to Clubhouse — Magda had a walkthrough with her recommended handyman, Tom Z, who estimated the repairs below at about \$1800.
 - Removal of Popcorn Ceilings and Repainting — Bids: Triad, Quality Dry Wall, Arrow: **Motion:** was made and seconded to accept Arrow Ceiling's bid of \$4,100 to repair, remove, retexture, and paint six ceiling areas, was unanimous
 - Weight Room — all weight equipment has been vacated on the recommendation of Triad Engineering, due to overload of weight; which was bowing the subfloor. The Board room. The improvements. is open to considering all suggestions for a renewed use of the men's exercise women's exercise room will be getting repairs and
 - New Easy-Clean Flooring for Both Exercising Rooms
 - Removal of women's Exercise Room Lighting and Relocate to the Pool Room
 - New Kitchen Appliances — Estimated at \$4,011 — Continue pricing and options
 - Living Room Tile Restoration (4) locations, and Cleaning of Sunroom Tile
 - Replacement of Women's Exercise Room TV and Replace Fan and add Recessed Lights
 - Dining Room Window Coverings — Donated white-shear drapes by the Degan's
 - Relocate Sunroom TV to W. Exercise Room and Mount New Donated TV to Sunroom
 - Awning Repair — Tabled and continue monitoring until needed
 - Purchase and install a Down Spout Gutter
 - Contact A/C company to service and tune-up Clubhouse unit when ceiling is completed
- B. FaceBook Community Page — GFLTS is created and moderated by Lynn Schuering. It is a voluntary community page for GFL people only; it is not affiliated with the work or the BOD or Magda responsibilities of the BOD; All GFL and TC related items must go to at Ameri-Tech. (Our Official GFL WebSite is controlled by Ameri-Tech and continues to be: gulffrontlagoon.org)

- C. Grass at 504 Side Entry of Garage — Landscaping Committee to revisit issue of dead grass
- D. Bayside Pool Recommendation to Power-Wash Pool Deck — Magda to contact Frank at Better Image for a quote

IX. Adjournment — 5:54 P.M.

Submitted by: Carla Maciag, Board Secretary

Attachment: *Volunteer Committees List (Rev. March 2024)