

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

JANUARY MINUTES

Monday, January 22, 2024
5 P.M.

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

- I. Call to Order — 5:05
- II. Quorum Established — Board Members present: Luby Sidoff, Tom Hood, Mike Mahoney, Stephanie Stiles and Carla Maciag and from Ameri-Tech, Magda Hadka. Also present was one (1) homeowner and (4) participants on Zoom.
- III. Approval of Tarpon Club November 2023 Minutes —
Motion: was made and seconded to accept and waive the reading of the November Tarpon Club Minutes was unanimous
- IV. Treasurer's Report for November and December —
End of Month Cash on Hand was \$163,447. Monthly Expenses were \$10,434, which was \$181 over budget. For the year, we are \$8,043 over budget. Total Reserves is \$156,110, of which \$32,533 is Deferred Maintenance.
Motion: was made and seconded to accept the November Treasurer's Report was unanimous

End of Month Cash on Hand was \$151,400. Monthly Expenses were \$7,684, which was \$2,568 under budget. For the year, we are \$5,474 over budget. Total Reserves is \$142,286, of which \$32,950 is Deferred Maintenance.
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 passing of the gavel adorned by a red bow, given to him by Lucy who served for eight years; three as President.
— Tampa Bay Expo on February 9th — Board Certification and Class Offerings; to be attended by Luby and Stephanie
 - A. Change of Scheduled Meeting Day — The New Board agreed to hold future meetings on the third Monday of the month at 4 pm at the Ameri-Tech New Port Richey Office, which is the location of our new Licensed Community Association Management (LCAM) Manager, Magda Hatka.
 - B. Revised T.C. Amendments — Submitted to Attorney, Certified and Recorded with Pinellas County in early December; A copy will be posted to our WebSite this week
 - C. Christmas Lights — Thanks to board members and volunteers who decorated before Christmas and removed, packed and labeled bags of lights and decorations after Christmas. Our newly purchased lights made a nice showing; more will be needed next year. Many thanks to Steve and Trisha for purchasing and streaming lights on the bridge and Stephanie and Mike for purchasing lights and hardware.

- D. Tarpon Springs Police Dept. Right of Access Form — Signed and submitted in December
 - E. Front Gate Arm Repair — Was quickly repaired by Bob from Florida Parking
 - F. Call for Volunteers to Fill 2024 Committee Vacancies — Sign-up Sheets will be posted in 502 and 504 for those interested in Volunteering for the following Committees:
 - Social Committee: Carla Maciag, Board Liaison
 - Landscape Committee: Tom Hood, Board Liaison
 - Maintenance Committee: Mike Mahoney, Board Liaison
 - Fine Committee: Stephany Stiles, Board Liaison
- VI. Ameri-Tech Management Report — Magda Hatka, LCAM
- A. New Property Manager — email: mhatka@ameritechmail.com
phone number: (727) 726-8000 ext. 500
 - B. Update on Milestone Inspection and Structural Integrity Reserve Studies — Payment has been sent to Beryl to put us on their schedule; the extensive Questionnaire is a work in progress requesting dates of improvements and future replacement dates, etc. Luby to help with info on FPAT and Tom H. to help her with info on line item budgets
 - C. January 2nd Property Walkthrough Issues:
 - Safety of the Dock: Electrical cord threaded under the dock must be removed; cords, hoses, and other miscellaneous items must be stored in storage boxes; ladder must be removed and remounted to side of dock for safety of any person falling into the water
 - All boat owners must carry and be able to show proof of insurance
 - Poolside Toilets — Replacement of floats in each bathroom by American Plumbing
 - D. Next Property Walkthrough will be on: Wednesday, February 7th at 12:30
- VII. Old Business:
- A. Clubhouse Update — We have reached a negotiated settlement with our insurance company and have been awarded \$50,000; however, after legal fees and engineering inspections and report fees, we can expect about \$30,000; which we should receive in about 30-60 days. As soon as money is in hand, we can hire Triad Engineering, which has agreed to do repairs for approximately \$35,000. We expect the additional \$5,000 to come from our Reserve Fund. Many thanks to Lucy Kolovos and all those who helped on this tedious process, and we thank all of our membership for their patience and trust.
 - B. Insurance Update — We were not able to obtain insurance coverage for the Clubhouse at this time, and we are now self insured until the claim has been closed and repairs are completed.
 - Triad will hold coverage during their period of repairs for the building and for workers' compensation.
 - C. Storm Damage and Extreme Tides have caused much damage to the property:
 - Lighting — Solar lights under two tall palm trees at tip of the island need replacement.
 - Three of the six dock lights need replacement; buy package dock lights; Mike and Luby to replace and fix what they can; Bill Brown may assist
 - 502 westside pole light needs rewiring and replacement
 - 502 fluorescent light in front of elevator door needs reinforcement/remount

Motion: was made and seconded to purchase and replace two solar lights at end of island

 - Fishing Dock — Caution tape has been strung across entry. High tide has altered previous repairs and loosened stringers; may need professional advise before proceeding
 - Trees on the Island — Three of the four palm trees are damaged. We're advised to wait until spring before making a decision; continue monitoring
 - Storm-surge debris needs additional cleanup along Alexander Drive; need an extra shed key to be made

VIII. New Business

- A. Change to Tarpon Club Revised Rules and Regulations — Deletion of:
—Section 11. Subsection D. — Installing Additional Boat Slips:
Said item has been deleted from the Revised Rules and Regulations. Due to much confusion about the purpose of Section 11. Subsection D. at the Annual Meeting, (Pertaining to the Developer’s intentions to expand the number of boat slips at the docks) the Board sought legal advise as to how to move forward and eliminate this out-of-date item from the Rules and Regulations approved in November by the Membership. We were advised a new vote was not necessary to delete an item, only to add an item. As such, Section 11. Subsection D. has been deleted from the Revised Rules and Regulations of November 2023 and will be posted to the WebSite.

- B. Ladder Installation on the Boat Dock — For the safety of any person who might fall into the water, a ladder is to be mounted on the side edge of the lower dock.
- C. Bats and Pest Contracts Review — Monitor Friends of Bats to compliance with their month-to-month scope of duties before considering to add on Pest Control to the contract
- D. Pool Separation Tank, Flow Meter and Chlorinator Line — Repairs needed to be addressed in a timely manner and was approved by the board.
Motion: was made and seconded to approve the repairs and replacement of the pool separation tank, flow meter and chlorination line was ratified unanimously

IX. Adjournment — 5:45

Submitted by: *Carla Maciag*, Board Secretary

NEXT MEETING: MONDAY, FEBRUARY 19, 2024