

Gulf Front Lagoon Condominium Association, Inc.
ROOFING PROJECT SPECIAL ASSESSMENT
MINUTES

Monday, October 28, 2024 at 7:00 P.M.
Ameri-Tech Office, New Port Richey, FL. 34652

1. Call to Order — 7:00 P.M.
2. Establish A Quorum — Board Members present (5): Luby Sidoff, Stephanie Stiles, Mike Mahoney, Doug MacEachen and Carla Maciag. Also present were Magda Hatka, Ameri-Tech; four (4) owners. Ten (10) owners and Mike Long, Roofing Consultant joined on Zoom.
3. Proof of Notice of Meeting — Magda Hatka presented certification of the mailing on October 14, 2024 to all membership.
4. Select A Roofing Company Vote
 - Service Works Roofing: \$532,000
 - Sutter Roofing Company: \$522,793
 - a. Luby Sidoff, Board President presented the situation leading up to the need to replace the roofs. (See Attachment)*
 - b. Mike Long, Roofing Consultant explained the bidding and construction process, the Master Elite/Master Select status certification of the roofing and manufacturing companies, their warranties, the detailed specifications of the work, and the inspections to be performed. Also explained was the difference between the two bids.

MOTION: was made by Stephanie Stiles and seconded by Mike Mahoney to approve Service Works Roofing to replace the two roofs at Gulf Front Lagoon, Buildings 502 (Building #1) and 504, (Building #2), was unanimous

5. Open Forum — Membership limited to (3) minutes per owner
6. Board of Directors Assessment Vote

MOTION: was made by Stephanie Stiles and seconded by Mike Mahoney to approve the Roofing Project Special Assessment of \$12,000 per unit owner payable on December 1, 2024 was unanimous
7. Meeting Adjournment — 7:54 P.M.

Submitted by: *Carla Maciag*, Board Secretary

*Attachment: Roof Assessment Meeting Statement by Luby Sidoff