

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

**April 15, 2024 - AGENDA**

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
- II. Establish A Quorum
- III. Approval of Tarpon Club March 2024 Minutes
- IV. Treasurer's Report for March 2024 — Tom Hood
- V. President's Report — Luby Sidoff
  - A. Clubhouse —
    - Update on Opening: Awaiting on Certificate of Occupancy
    - One resident's foundation concerns for Triad, Todd Duffield, Construction Manager
    - Target Date for Re-Opening: Memorial Day (June 1 — awaiting insurance start date)
    - Request Community Input for Reuse of Women's and Men's Exercise Rooms
    - Volunteers Cleanup with Dumpster and Possible Community Estate Sale
    - New Form — Donations Approval Form for Clubhouse and GFL Landscaping\*
    - Board Identified Repairs — (See VII. D. Below)
- VI. Ameri-Tech Management Report — Magda Hatka, LCAM
  - A. Insurance for the Clubhouse — Awaiting on Certificate of Occupancy
  - B. Property Walkthrough Issues: Pool Deck Powerwash: Better Image quote or Ed
  - C. February Walkthrough
    - April 3<sup>rd</sup> Walkthrough Clubhouse with Board — Update on Repairs (See VII. D.)
    - The Next Walkthrough will be on May 8<sup>th</sup> at 12:30
- VII. Old Business:
  - A. Clubhouse Foundation Repairs by Triad Engineering — Additional foundation work at request of Kevin Walker
  - B. Storm and Extreme Tides Damage Update of Progress — Mike —Lighting
    - Solar lights under two tall palm trees at tip of the island
    - Replacement of solar lighting on the dock
    - Lighting on GFL Entry Sign
  - C. Update on Bats/Pests and Wildlife Contract by NaturZone
  - D. Updates on Board Identified Repairs and Restoration to Clubhouse
    1. Main Living Room
      - Removal of Popcorn Ceilings by Arrow Construction
      - Replace recessed lighting
      - Touch-up Painting
      - Repair to Broken Floor Tiles in four location

2. Women's Exercise Room
    - Remove chain light fixtures and relocate to pool room
    - Install Recessed Lighting
    - Replace Inadequate Fan
    - Remove small TV
    - Remount Sunroom TV
    - Paint both Exercise Rooms and
    - Pricing/Options Easy-Clean Flooring in Exercise Rooms — Carla
  3. Sunroom
    - Mount Larger Degan's Donated TV to Sunroom
    - Repair Tile Grout Line
  4. Pool Room
    - Install chain lighting from the Women's Exercise Room
    - Set up TV
  5. Kitchen
    - Purchase Kitchen Appliances — Continue pricing and options — Stephanie
  6. Dining Room
    - Install Window Coverings Donated by Degan's
  7. Exterior/Other
    - Purchase and install down spout gutters
    - A/C service and tune-up when ceiling is completed
- E. Power-Wash Pool Deck — Magda to contact Frank at Better Image  
 F. Update on Pool Chemical Violation and Powerwash

#### VIII. New Business

- A. Clubhouse Additional Repairs
  - Exterior paint repairs: black hand railings
- B. New Form: Item Donations to TC and GFL Landscaping Form\* — Ratify
- C. Donation: Tina and Don Kipp volunteered to purchase a new USA Flag to replace the tattered one on our flag pole, and they will dispose of the old flag legally and properly
- D. Adjust Pool Lights to Later Start Time

#### IX. Committee Reports

- A. Social Committee — Tentative Social Events Schedule 2024-25\*\*
- B. Landscaping Committee — Items Forwarded to Landscaping Committee
  - Revisit 504 Side Entry Grass Issue
  - Four Dead Palm Trees on the Island

#### X. Adjournment

Submitted by: *Carla Maciag*, Board Secretary

Attachment: \*Clubhouse and Landscaping Donations Approval Form  
 \*\*Tentative Social Events Schedule 2024-25