

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

FEBRUARY MINUTES

FEBRUARY 19, 2024

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 — 5:01 P.M.
- II. Established A Quorum — Board Members Present: Luby Sidoff, Stephany Stiles, Mike Mahoney, and Carla Maciag. Tom H has an excused absence. Also present was Magda Hatka, Ameri-Tech, and four (4) home owners.
- III. Approval of Tarpon Club January 2024 Minutes
Motion: was made and seconded to approve and waive the reading of the January Minutes was unanimous
- IV. Treasurer's Report for January 2024 — Stephanie Stiles for Tom Hood
End of Month Cash on Hand was \$155,020. Monthly Expenses were \$11,395, which was \$1,193 over budget. For the year, we are \$1,193 over budget. Total Reserves is \$147,089 of which \$33,783 is Deferred Maintenance.
Motion: was made and seconded to approve the January Treasurer's Report was unanimous
- V. President's Report — Luby Sidoff
 - A. Tampa Bay Expo for BOD Certification Class on February 9th — Attended by Luby, who collected many vendor business cards and highly recommends future BOD attendance
 - B. Revised T.C. Amendments — Submitted to Attorney, Certified and Recorded with Pinellas County — Are now on our WebSite — Completed
 - C. Call for Volunteers to Fill 2024 Committee Vacancies — (See February 2024 Draft List)*
More volunteers are needed for Landscaping and Maintenance Committees; if you're interested in serving on a Committee, please notify the Committee Board Liaison
 - Social Committee: Carla Maciag, Board Liaison
 - Landscape Committee: Tom Hood, Board Liaison
 - Maintenance Committee: Mike Mahoney, Board Liaison
 - Fine Committee: Stephanie Stiles, Board Liaison
 - Documents Review Committee: Luby Sidoff, Board Liaison
- VI. Ameri-Tech Management Report — Magda Hatka, LCAM
 - A. Update on Milestone Inspection and Reserve Study — Inspection was not required for the Clubhouse; however, Leo Cannyn, Project Engineer for Beryl Engineering, has requested a Zoom meeting with the BOD and Homeowners to discuss areas of insufficient line-item funding on our Financials
 - B. Citizens Insurance — Repairs are underway on the Clubhouse; when completed, McGriff will research and obtaining insurance

- C. Property Walkthrough Issues:
 - Boat Dock
 - Electrical Cord Over and Under Dock — Unit 224 to receive notice to remove
 - All boat owners must show proof of insurance — Units 224 and 131 to receive notices
 - Install Ladder in water on the dock for safety — Purchase slide or collapsible ladder
 - D. February Walkthrough — Magda joined Beryl Engineering on Feb. 5th and Citizens Insurance on Feb. 7th for their Inspections
 - E. Next Property Walkthrough is scheduled for Wednesday, March 6th at 12:30
- VII. Old Business:
- A. Clubhouse Repairs by Triad Engineering and Restoration began on Feb. 19th
The Board is asking for volunteers to help cleanup and make minor repairs to the Clubhouse after repairs have been completed so we can plan for an Open House
 - B. Clubhouse Insurance Coverage — Magda to contact McGriff when repairs are completed
 - C. Storm and Extreme Tides Damage Update
 - Lighting — in progress by Mike
 - Solar lights under two tall palm trees at tip of the island
 - Replacement of solar lighting on the dock
 - 502 westside pole light needs rewiring and replacement
 - 502 fluorescent light in front of elevator door needs remounting
 - Fishing Dock Update — Underwater damage; needs professional assessment
 - Three (3) Damaged Trees on the Island — Monitor until April
 - Storm-Surge Debris Cleanup on Alexander Dr. — Some cleanup done by Tom H.
 - Shed Key — Key has been found, cleaned and replaced by Tom A
 - D. Change to Tarpon Club Revised Rules and Regulations with Deletion of:
—Section 11. Subsection D.— “Installing Additional Boat Slips” has been posted to WebSite — Completed
 - E. Bats and Pest Control Contracts — In process of getting bids
 - F. Repair/Replace Pool Separation Tank, Flow Meter and Chlorinator Line - Completed
- VIII. New Business
- A. GFL Entrance Sign Lights Need Repair and Replacement — In process by Mike and Tom A
- IX. Adjournment — 5:25 p.m.

Submitted by: *Carla Maciag*, Board Secretary

Attachment: *Volunteer Committees List (Draft February 2024)