

TARPON CLUB, INC.
500 S. Florida Avenue
Tarpon Springs, FL 34689
JULY 15, 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 — 5:09 p.m.
- II. Establish A Quorum — Present were Board Members Luby Sidoff, Mike Mahoney, Stephanie Stiles and Carla Maciag, and Tom Hood attended on Zoom. Also present were Magda Hadka from Ameri-Tech, one (1) owner, and seven (7) owners joined on Zoom.
- III. Approval and Waiving the Reading of the Tarpon Club June 2024 Minutes
Motion: was made and seconded to approve and waive the reading of the June Minutes was unanimous
- IV. Treasurer's Report for June 2024 — Tom Hood
End of Month Cash on Hand was \$154,291. Monthly Expenses were \$17,141 which was \$6,939 over budget. For the Year, we are \$37,770 over budget. Total Reserves is \$152,260 of which \$27,079 is Deferred Maintenance.
Motion: was made and seconded to accept the June Treasurer's Report was unanimous
- V. President's Report — Luby Sidoff
 - A. There will not be an August Board Meeting; the next meeting will be on September 16th
 - B. Hurricane Preparedness — (See New Business)
 - Hurricane Preparedness Bulletins are posted on 502 and 504 bulletin boards and on our WebSite
- VI. Ameri-Tech Management Report — Magda Hatka, LCAM
 - A. Schedule of Budget Workshop, Budget Meeting, and Annual Meeting Dates
 - Budget Workshop — 9/16 at 2:30 p.m. and Board Meeting at 4 p.m.
 - Budget Meeting — 10/21 at 3 p.m. and Board Meeting at 4 p.m.
 - Annual Membership Meeting — 11/19 at 6 p.m. in the Clubhouse
 - B. Power Washing of the Pool Deck and Red-Brick Condo Steps — completed
 - Luby to paint wall behind the barbecue
 - C. Condo Legislation Spotlight — House Bill 1021; Effective January 1, 2026 (You can find this document in full on the WebSite)
 - Board Members Required 4-Hours Continuing Education Classes each year
 - Organize and maintain official record keeping of Doc's, R&R, Amendments, board meetings and notices as required by statute
 - Maintain official records of contracts, permits, maintenance, etc.
 - Create a checklist of available records to provide to owners
 - Create a Hurricane Protection Policy to Existing Architectural Standards
 - Protection of owners' rights and conduct for four open forums per year
 - Comply with new violation and fining procedures included in HB 1203
 - Can only waive annual financial reporting requirement for an audit every other year
 - Applying for wind mitigation inspection and a grant to address common element roof, window and door projects
 - Creation and maintenance of a WebSite
 - D. The Next Walkthrough will be on August 7th at 12:30 — postponed due to rain

- VII. Old Business
- A. Securing Clubhouse Insurance for Reopening
 - Electrical Work Required by Citizens Inc. to be completed by Lontakos Electrical Services was postponed due to rain; however, is expected to be completed on July 19th
 - Proof of Completion Inspection by City of Tarpon for Electrical Work
 - B. Progress on the Island Lighting — Mike has reached out to owner’s concerns, but has not received a response; Kevin has completed low voltage lighting installation and lifted up lights to prevent water saturation by storms, and has completed work on dock lighting
 - C. Clubhouse Restoration Project
 - Kitchen — Refrigerator scheduled for delivery on July 18th
 - A/C on south side sustained water damage and needs repair — schedule after electrical project
 - Electrical Project — Now scheduled for completion on July 19th — Postponed due to rain
 - D. City of Tarpon Springs Water Bill Comparison for Adjustment Due to Leaks — Tom H. reported on comparisons and Magda will submit for an adjustment on May and June billings
- VIII. New Business
- A. Hurricane Preparedness — Calling for all hands on deck!
 - Removal of pool area tables, chairs, umbrellas, net pole, and trash containers
 - Assess dock and kayak areas
 - Shelters are: Carwise Middle School, Palm Harbor Middle School, Palm Harbor High School
 - After-storm Cleanup: All hands on deck! All owners are asked to help if available and able
 - Hurricane Preparedness Bulletins are posted on 502 and 504 bulletin boards and on our WebSite
- IX. Committee Reports:
- A. Social Committee Events
 - Fourth of July — Poolside Celebration Hosted by Lucy K and Jean S — Well attended
 - August High Tea — On Hold — Awaiting availability of the Clubhouse — Alison & Lucy K
 - September 2nd — Labor Day Bash (4 pm Clubhouse or 5 pm Poolside) Carla & John
 - B. Landscaping Committee — Degans met with Evans
 - Sprinkler Issue and Weeds — Luby to contact Evans Landscaping as to the cleaning and maintenance of the sprinklers as set in the contract and scope of work, and give John Evans and Mark Sheets a sprinkler proposal
- X. Items brought forward for Board consideration at the next meeting on September 16th
- Pool Jacuzzi is not working; may be the on/off switch
- XI. Adjournment — 5:43 p.m.

Submitted by: *Carla Maciag*, Board Secretary