

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

MAY 20, 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 — 4:50 p.m.
- II. Establish A Quorum — Board Members Present were Luby Sidoff, Stephanie Stiles, Mike Mahoney, and Tom Hood joined on Zoom. Carla Maciag had an excused absence. Also present was Magda Hadka from Ameri-Tech Management, and (4) four owners were on Zoom.
- III. Approval of Tarpon Club April 2024 Minutes
Motion: was made and seconded to approve and waive the reading of the April Minutes was unanimous
- IV. Treasurer's Report for April 2024 — Tom Hood
End of Month Cash on Hand was \$166,845. Monthly Expenses were \$37,893, which was \$27,690 over budget. For the year, we are \$28,268 over budget. Total Reserves is \$155,052 of which \$30,008 is Deferred Maintenance. Payments were made for Clubhouse repairs and renovations.
Motion: was made and seconded to accept the April 2024 Treasurer's Report was unanimous.
- V. President's Report — Luby Sidoff
 - A. Clubhouse — Securing Insurance
 - Tom H has been checking on and receiving insurance quotes for the clubhouse. Lontakos Electrical did an inspection; we are awaiting for the Electrical Certification Letter from Peter.
 - Triad Foundation needs to give us a Letter of Certification; which needs to be submit to the insurance company along with receipts for their work and any other work completed.
 - We also need permits for any other work done, and need to decide if we want basic coverage at a cost of \$12 - \$14,000 and/or hail and wind coverage at \$64,000, and sinkhole coverage. We currently have liability coverage for anyone working on clubhouse projects.
 - Luby and Tom will have a conference call with Kim Carrington from McGriff and Nickoloff, our attorney, to see if our documents will allow us to only carry basic coverage.
 - The Board will meet with Nikoloff next week to check if we need the roofs redone if the Milestone Study says they're okay, but insurance company says they must be redone.
 - Luby thanked all residents who helped with the cleanup; a lot was accomplished
 - The Community Garage Sale was cancelled due to lack of interest
 - Houllis Hauling — saved us the expense of renting a dumpster
 - A/C Unit on south side sustained rust damage from sprinkler and needs repairs

- VI. Ameri-Tech Management Report — Magda Hatka, LCAM
- A. New Procedure for Maintenance Payments — Please complete and submit two new forms by June 1st; one for Tarpon Club payments and one for Gulf Front Lagoon payments; follow the directions from the Explanation Letter dated May 1, 2024; if you were not able to sign-in, enclose both maintenance checks for June; there will be NO late charges for June
 - B. Magda will contact Frank from Better Image to Powerwash the pool deck
 - C. The Next Walkthrough will be on July 10th at 12:30
- VII. Old Business:
- A. Update on progress on the island for lighting and electrical needs — Mike and Kevin walked the island and dock identifying electrical and lighting needs and could install updated and new lighting to trees and have Lontakos raise dock plugs and add GFC outlets; they will present their proposal for remediation at the June Meeting
 - B. Boat Dock — may need to be repaired and strengthened sooner rather than later; Mike and Luby to get bids from Triad and others and will present at June meeting
 - C. Clubhouse Repairs and Restoration Projects
 1. Main Living Room — Nearly complete
 2. Exercise Rooms — Flooring purchased; needs to be installed
 3. Sunroom — Complete
 4. Pool Table Room — Almost Complete
 5. Kitchen — Almost Complete; garbage disposal installed; awaiting appliance delivery
 6. Dining Room — Complete
 7. Basement Work Room — Complete; thanks to Luby, Tom A and Brian and Kevin
 8. Upstairs Rooms — Complete
 9. Exterior/Other/Emergencies
 - Purchase and install down spout gutters
 - A/C Service and Tune-up North Side A/C Unit by All-Seasons — Complete
 - Clean and paint black hand railings — Complete
 10. - Big thanks to everyone who turned out to help during our clean-up days
 - D. Power-Wash Pool Deck — Magda to contact Frank, Better Image
 - E. Update on New Flag — Tabled to the June Meeting
- VIII. New Business
- A. Pool Leak in Drain — Leak Detection Company cost: \$895 — Complete
 - B. Basement Flood Due to Hot Water Heater Failure \$1,700 — Ratified/Complete
 - C. Houllis Hauling — Basement and upstairs rooms cleared out; saved us a lot of labor and money from renting a dumpster, \$1,300 — Ratified/Completed
 - D. Gate Malfunction; \$760 —Ratified/Complete
 - E. Electric Box at the Pool
Motion: was made and seconded to replace the pool electrical box by Power Phase at a cost of \$1,100 was unanimous
 - F. Purchase Five Pool Deck Umbrellas; \$250 — Ratified/Complete; thanks Mark & Marie
- IX. Committee Reports
- A. Landscaping Committee — Items Forwarded to Tom Hood and Landscaping Committee — Tabled to the June Meeting
 - Dead Bushes Around 502
 - Poor Condition of Lawn Around Property
 - Revisit 504 Dry Grass Issue at the Side Wall Entrance
 - Four Dead Palm Trees on the Island — (One is showing new growth)
 - Repair Weathervane on the Island — Tabled until June Meeting

- B. Social Committee
 - Saturday, June 1st Poolside Luau at 4 p.m. — Hosted by Alison 502 and Tina 504
 - Saturday, June 15 Pontoon Boat Ride — Hosted by Captains Luby, Mike, and Mark
 - Look for Boat Ride Notices and Sign-up Sheets in 502 and 504

- X. Adjournment — 5:41

- XI. Items for Board Consideration at Next Meeting
 1. Luby requested an Adjustment Request Form from the City of Tarpon Springs for our exorbitant water-use bill due to the pool leak
 2. Purchase a dehumidifier for the clubhouse basement area (needs to be emptied daily)
 3. A/C Repair or Replace — Southside unit
 4. Island lights, dock plugs and GFC outlets Proposal — Mike and Kevin

Submitted by: Stephanie Stiles for *Carla Maciag*, Board Secretary