

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

JUNE 17, 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 — 5:06 p.m.
- II. Quorum Established — Board Members Present were Luby Sidoff, Mike Mahoney, Stephanie Stiles, Carla Maciag, and Tom Hood joined on Zoom. Also present were Magda Hatka, Ameri-Tech and four (4) owners joined on Zoom.
- III. Approval of Tarpon Club May 2024 Minutes
Motion: was made and seconded to approve and waive the reading of the May Minutes was unanimous
- IV. Treasurer's Report for May 2024 — Tom Hood
End of Month Cash on Hand was \$170,628. Monthly Expenses were \$12,765, which was \$2,562 over budget. For the year we are \$30,831 over budget. Total Reserves is \$159,870 of which \$30,824 is Deferred Maintenance. Major expenses impacted the budget due to renovations and insurance requirements to open the Clubhouse
Motion: was made and seconded to accept the Treasurer's May 2024 Report was unanimous
- V. President's Report — Luby Sidoff
 - A. Clubhouse: Securing Insurance — We currently have liability insurance. What we need to reopen the Clubhouse:
 - Triad Restoration Inspection of Work on Foundation — Approved by City of Tarpon
 - Permits for any other work done — Failed Electrical Inspection; photo record taken and Proof of Completion and Inspection upon repairs
 - B. Board Zoom meeting with Attorney Nikoloff — (See Attachment)*
- VI. Ameri-Tech Management Report — Magda Hatka, LCAM
 - A. Procedure for Maintenance Payments Began June 1st — Contact Diana with issues
 - B. Schedule of Budget Workshop, Budget and Annual Meeting Dates
 - Monday, September 16 at 2:30 — Budget Workshop
Join Zoom: Meeting ID: 212 281 781 637 — Passcode: HyuYFV
 - Monday, September 16 at 4 pm: Board Meeting
 - Monday, October 21 at 3 pm: Budget Approval Meeting
 - Monday, October 21 at 4 pm: Board Meeting (Budget Vote)
 - Tuesday, November 19th at 6 pm: Annual Members Meeting and Voting
 - C. Schedule Power Washing of the Pool Deck and Red-Brick Steps — Bill Brown
 - D. The Next Walkthrough will be on July 10th at 12:30

- VII. Old Business:
- A. Insurance — We have basic coverage for liability; no need to add wind, hail and sinkhole coverage as Board determined that would not be a beneficial cost to the community
 - B. Update on progress on the island for lighting and electrical needs — Mike and Kevin ordered and installed six low voltage lights on the dock — completed by Kevin
 - C. Electric Box Repairs at the Pool and Front Gate — Completed by Power Phase Electric
 - D. Clubhouse Repairs and Restoration Projects
 - 1. Exercise Rooms — Flooring installation completed by Kirk — looks great
 - 2. Kitchen — Awaiting refrigerator at the end of the month
 - 3. Exterior — Mike purchased and installed down spout gutters; more may be needed
- VIII. New Business:
- A. Electrical Work on Clubhouse Required by Citizens Ins.— Two Proposals Received
Motion: was made and seconded to hire Peter Lontakos to perform all electrical work in the proposal at a cost of \$7,410, was unanimous
 - B. City of Tarpon Springs Water Bill — Tom to compare April, May and June bills
 - C. A/C on south side sustained water damage and needs repair — in progress
 - D. Dehumidifier for the basement due to hot-water heater leak/flooding — complete
- IX. Committee Reports:
- A. Social Committee Events
 - 1. Luau at the Pool on June 1st — Well attended
 - 2. Pontoon Boat Ride on June 15th — Postponed until the fall due to weather
 - 3. Fourth of July — Poolside Celebration at 4pm hosted by Lucy K and Jean S
 - B. Landscaping Committee — Items Forwarded to Tom Hood and Landscaping Committee
 - Tabled due to unexpected repair expenditures, renovations, and requirements to satisfy insurance coverage
 - Dead Bushes Around 502
 - Poor Condition of Lawn Around Property; (sprinkler system guy comes next week)
 - Revisit 504 Dry Grass Issue at the Side Wall Entrance
 - Four Dead Palm Trees on the Island
- X. Items for Board Consideration at Next Meeting
- Weed issues — Hughes Exterminator
 - Sprinkler issues — identified by Mark and Marie Degan and Steve Kessler
- XI. Adjournment — 5:33 p.m.

Submitted by: *Carla Maciag*, Board Secretary

Attachment: May 28th Board Zoom Meeting Notes with Attorney Nikoloff