

TARPON CLUB, INC.
MINUTES

MONDAY, OCTOBER 21, 2024

**Budget Meeting at 3:00 — GFL and TC Board Meetings to Follow
Ameri-Tech Office**

5435 Grand Blvd., New Port Richey, FL 34652

Join Zoom: gulffrontlagoon.org — ID: 834 5144 8183 — Passcode: 86809

- I. Call to Order — 4:15 p.m.
- II. Establish A Quorum — Board Members present: Luby Sidoff, Stephanie Stiles, Mike Mahoney, Doug MacEachen and Carla Maciag. Also present were Magda Hatka, Ameri-Tech, one (1) owner and three (3) owners joined on Zoom.
- III. Approve and Waive the Minutes of September 2024 Meeting
Motion: was made and seconded to approve and waive the Minutes of the September Meeting was unanimous
- IV. President's Report — Luby Sidoff
 - A. Vacancy on the Board — Doug MacEachen, Unit #133, was appointed to the Board vacancy at the Budget Adoption Meeting prior to this meeting. Doug, who is an accountant by profession, will fill the Director position of Treasurer on the Board until the end of the 2024 term.
 - B. Hurricane Prep and Aftermath — Thanks to all who participated in the preparation and the cleanup of our grounds. During Hurricane Helene, we experienced storm surge that sent sea debris almost to the pool and proved to be more of a nuisance to the entire property, demolishing the kayak rack, damaging the dock, picnic tables and electricity on the island. During Hurricane Milton we experienced a reversed surge with property damage to building 502 walkways railings on the first and second floor when a large pine tree fell onto the northwest side of the building. We received four hours of cleanup by Evan's Landscaping and two loads of debris from Hauling by Achilles. In all, Pinellas County sustained an 11-foot surge; which we managed to survive with minimal damage. The Board would like to thank Judy and Jim for daily pickup of branches and fronds, and are asking those wanting to help, to move branches and fronds on Alexander Dr to the sides of the roadway and they will be dragged to the dumpsters. Also kudos to the many volunteers who took part in the preparation, cleanup, and damage assessments; as Tom, Kevin, and Mark and Marie
 - C. Clubhouse Update — Beginning November 2, 2024, a Citizens Insurance policy will go into effect to cover wind, hail, theft, and vandalism; it will not include sudden water damage. We will also have general liability insurance for the grounds; which includes the pool, and a Flood Policy for storm and hurricane damage.
- V. Treasurer's September Report — Magda Hatka and Doug MacEachen
Cash on Hand was \$139,962. Monthly Expenses were \$10,075 which was \$4,197 over budget. For the year, we are \$42,619 over budget. Total Reserves is \$138,837 of which \$15,320 is Deferred Maintenance.
Motion: was made and seconded to accept the Treasurer's Report, pending possible correction of misapplied charges, was unanimous
- VI. Ameri-Tech Management Report — Magda Hatka
 - A. - The Proposed Budget — Sent to Membership on September 14, 2024
 - Annual Membership Meeting and Election — Tuesday, November 19th at 6 pm in the Clubhouse
 - First Notices and Ballot Packets Sent to Membership on September 14, 2024
 - Second Notices to be sent out on October 25, 2024

- B. Condo Legislation Spotlight House Bill 1021 (2024 Legislation Updates)
 - Education requirements for new board members and renewals for existing members in 2025 is a four-hour training the first year with updates on new legislation every year they remain in office.
 - Create a Hurricane Protection Policy to Existing Architectural Standards in our R&Rs — Luby and Carla will collaborate and come up with our hurricane preparedness plans going forward.
 - C. Next Walkthrough — Wednesday, November 13th at 12:00; meet at the clubhouse.
- VII. Old Business
- A. Clubhouse Insurance Update — Clubhouse will reopen on Saturday, November 2nd
 - B. Island Lighting — Electrical Issues — There are needed repairs due to storm damage to the island; no new improvements will be considered for additional electrical, in order to keep costs down.
- VIII. New Business
- A. Hurricanes Milton Damage:
 - 1. Large Pine Tree Fell on Northwest side of 502 — Removal Complete at a cost of \$5,500
Damage to railing at Unit #112 (15') and #122 (12') — Pricing now in progress
 - 2. Ligustrum Tree at Entrance Center was Split and Fell — Removed by Landscapers
 - 3. Cedar Tree on South Island Fell — Opened up 504 view; no action required; not on our property
 - 4. Picnic Tables — Need new boards, sanding, and re-staining; Thanks Kevin
 - 5. Pontoon Boat Lifted Onto Pilings — Owner on waiting list to be assessed by Sea Tow for removal
 - 6. Debris Cleanup — Complete
 - 7. Clubhouse Gutters — New Gutters proved to be effective; Thanks Mike
 - 8. Entry Gate Issues — Complete; Thanks Tom
- IX. Committee Reports
- A. Landscaping Committee — Sprinklers shut off for hurricanes; clocks need to be reset; Mangrove trimming twice yearly from funds in Deferred Maintenance, more flexibility — Mark and Marie
 - B. Maintenance Committee — Kevin assessed picnic tables, dock, island lighting and contacted Lontakos for advice and repairs.
 - C. Social Committee — Oktoberfest Beer Tasting and Grand Reopening of the Clubhouse on Saturday, November 2nd at 5 p.m. — Bring a six-pack and a German-type dish to share with neighbors and friends
- X. Membership Comments and Suggestions for Next Meeting Agenda — Kevin asked for a breakdown of the Contract for the Roofing Consultant and the two Roofing Proposals to be posted on the WebSite before the Special Assessment Meeting.
- XI. Adjournment: 4:59 p.m.

Submitted by: *Carla Maciag*, Board Secretary