

TARPON CLUB, INC.
MINUTES
MONDAY, SEPTEMBER 16, 2024
Budget Workshop 2:30 — GFL Board Meeting 4 pm — TC Meeting 5 pm
Ameri-Tech Office
5435 Grand Blvd., New Port Rickey, FL 34652
Join Zoom: gulffrontlagoon.org — ID: 834 5144 8183 — Passcode: 86809

- I. Call to Order — 4:49 p.m.
- II. Establish A Quorum — Board Members Present: Luby Sidoff, Stephanie Stiles, Mike Mahoney and Carla Maciag. Also present were Magda Hatka, Ameri-Tech, and two (2) owners. Three owners joined on zoom.
- III. Approve and Waive the Minutes of July 2024
Motion: was made and seconded to accept and waive the Minutes of the July Meeting were unanimous
- IV. Treasurer’s July and August Reports — Stephanie Stiles for Tom Hood, Treasurer
End of July Cash on Hand was \$149,379. Monthly Expenses were \$9,423 which was \$778 under budget. For the year, we are \$36,991 over budget.* Total Reserves was \$147,337 of which \$23,332 is Deferred Maintenance.
End of August Cash on Hand was \$143,904. Monthly Expenses were \$11,632 which was \$1,430 over budget. For the year, we are \$48,422 over budget.* Total Reserves is \$143,295 of which \$15,320 is Deferred Maintenance.
*Unexpected Payments Made: \$7,400 for mandatory replacement of electric boxes and rewiring of the Clubhouse and \$7,550 for cutting and trimming the mangroves and removal of dead trees and channel-entry clearance, and storm cleanup and related issues
Motion: was made and seconded to accept the July and August Treasurer’s Reports were unanimous
- V. President’s Report — Luby Sidoff
- A. Hurricane Preparedness and Cleanup Thanks: Mark and Marie Degan, Ken and Victoria Richards, Brian and Lucy Walker, Tom Annas, Kevin Walker, Karina Kubik and Carla and John Maciag. Luby will contact Achilles to pick up and haul off the remaining debris on the north-side island.
- B. Vacancy on Board — Tom Hood has sold his condo and resigned his seat as Treasurer. Luby has talked to Doug Maceachen, #133, who is an accountant, and has expressed interest in filling the seat as Treasurer until the end of Tom’s term; however, since Doug was not present, he will be appointed at the next meeting.
- VI. Ameri-Tech Management Report — Magda Hatka
- A. - **The 2025 Budget Workshop on 9/16 at 2:30 — Attended by the Board and Magda, was held at 2:30 p.m. today prior to the Board Meeting at Ameri-Tech**
- **The Purposed Budget will be sent to membership by the end of the week**
- **Budget Meeting — 10/21 at 3 p.m. and Board Meeting at 4 p.m.**
- **Annual Membership Meeting and Election — 11/19 at 6 p.m. in the Clubhouse**
- **Be on the lookout for First and Second Notices and for the Ballot Packets**
- B. Condo Legislation Spotlight House Bill 1021 Effective 1/1/2026
- 2024 Legislative Updates to adopt and/or review policies for Condos and HOA’s; Board has complied with 2024 education requirements and will renew in 2025
- Create a Hurricane Protection Policy to Existing Architectural Standards — Our new policy will need to be recorded in our R&Rs in 2025 when adopted
- C. Next Walkthrough — Friday, October 11 at 1:30 p.m.

- VII. Old Business
- A. Clubhouse Insurance Update and Closure Reminder — Insurance coverage was delayed with Citizens again requesting more information; our hands are tied and we remain waiting for approval; in the meantime, the Clubhouse is closed, with exceptions only for official business.
 - B. Lontakos Electric Replacement Project at Clubhouse \$7400 — Completed
 - C. A/C Repair/Rebuilt by ACHV Services (South Side) - \$758 — Completed
 - D. Craigco Stucco Repairs to Walkways and Buildings 502 and 504 — Completed
 - E. Progress on Island Lighting — Mike reported that Kevin did an awesome job on replacement of lights, poles, loose railing and rotten wood on the dock. Light sockets will be Siliconed to prevent rain and flood water damage.
 - F. Barbecue Grill Reminder
 - Owners are reminded to pull the grill out (10) ten feet from the wall when in use. Possible consideration will be given to place the grill on its own slab away from the building.
 - Luby has painted the smoke-stained wall behind the grill
 - Users are reminded to clean the grill after use
 - Signage has been posted near the grill as a reminder
- VIII. New Business
- A. Storm Damage:
 - Cleanup — Waste Management additional pickup charge \$39.40 — Completed
 - Damage to Globe Light Fixtures, bases and Lighting on the Street Wall by Tom A. — Completed
 - Clubhouse Gutter Overflow Issues — Mike identified two breaches and will repair as well as the gutter near kitchen exterior window
 - Pool Overflow Drain Blockage — Completed
 - Jacuzzi Timer and Motor Replace/Repair — Completed
 - Ryan Air Repair Drain AC Water Pan (North Side) — Completed
 - Entry Gate Issues addressed by Bob, Florida Parking — Completed
 - B. All Florida Mangroves (\$7550)
 - Mangroves Maintenance Cutting and Care — \$6250
 - Remove Dead Trees at Dock and Clear Marina Opening — \$1300
 - C. Sprinkler Issues — John Evans Lawn Care Proposal for \$1950 — Tabled until 2025
 - D. Recycled Water Main Break Near Flag Pole and Apply for Possible Reimbursement; Repaired by Mark Sheets, MS Irrigation — Completed
- IX. Committee Reports
- A. Landscaping Committee — Marie has agreed to accompany Magda on a walkthrough of the property with Green Tree to identifying problem areas and request a bid on the four (4) dead palm trees on the island needing removal and one Palm at the pool, and for recommendations on tree-type replacement
 - B. Maintenance Committee — Bill Brown Maintenance Contract — The Board is reviewing the contract for possible replacement — Carla, Stephanie, and Marie will pursue comparable bids
 - C. Social Committee— Due to popular demand, Ocktoberfest is back on the Schedule of Events* for October 19th either in the Clubhouse if we obtain insurance by then, or poolside (no glass bottles)
 - D. Repost Events Schedule and Architectural (ARC) Form Notification — Carla*
- X. Membership Comments and Suggestions for Next Meeting Agenda
- Kevin Walker requested more transparency on the budget by posting all the financials to our private WebPage and line item reserves for both the dock and the bridge
 - Lucy Kolovos requested trimming the palms and trees around property and Magda will be getting quotes from Prime Scape, who did last year's trimming and Adam B.'s Tree Service
- XI. Adjournment: 5:48 p.m.

Submitted by: *Carla Maciag*, Board Secretary

*Attachments: Schedule of Events
Architectural (ARC) Form Notification (Rev. 9/2024)

GULF FRONT LAGOON



SCHEDULE OF EVENTS 2024-25 (Rev. 9/2024)



Clubhouse Events Are Open to All GFL Members and Their Guests

<u>DATE</u>	<u>TIME</u>	<u>THEME</u>	<u>COORDINATORS</u>
JUNE 1 Sat	4:00	POOLSIDE LUAU	ALISON & TINA
JUNE 15 Sat	10:00	PONTOON BOAT RIDE (Postponed till the fall)	LUBY, MIKE, MARK
July 4 Th	5:00	INDEPENDENCE DAY CELEBRATION	JEAN & LUCY K.
Aug 4 Sun	4:00	HIGH TEA (Reschedule in fall)	ALISON & LUCY K.
Sept 2 Mon	5:00	LABOR DAY BASH (Poolside)	CARLA & JOHN
Oct 19 Sun	5:00	OKTOBERFEST (Beer Tasting @ CH or Pool)	LUCY & ALISON
Nov 16 Sat	5:00	GODFATHER'S WINE TASTING (Welcome Back Snowbirds)	CARLA & JOHN
Dec 7 Sat	10:00	CHRISTMAS DECORATING (Meet at Clubhouse)	EVERYONE
Dec 14 Sat	5:00	CHRISTMAS PARTY (White Elephant Exchange)	JEAN & TINA
<u>2025</u>			
Jan 1	Wed 12 noon	POLAR BEAR PLUNGE	EVERYONE
Jan 4	Sat 10:00 am	TAKE-DOWN DECORATIONS (Meet at Clubhouse)	EVERYONE

*Social Events Committee Volunteers: Board Liaison, Carla Maciag
Members: Lucy Kolovos, Anne Sheridan, Alison Strong, Jean Savage, Tina Kipp, Luby Sidoff, Mark Degan and Mike Mahoney*