

**GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.**

500 S. Florida Avenue

Tarpon Springs, FL 34689

**JULY 15, 2024 AGENDA**

**4 p.m.**

Ameri-Tech Office

5434 Grand Blvd., New Port Richey, FL 34652

(727) 726 8000

**Zoom ID: 845 5144 8183 and Passcode: 86809**

- I. Call to Order
- II. Establish A Quorum
- III. Approval and Waiving the Reading of the June 2024 Minutes
- IV. Treasurer's Report for June 2024 — Tom Hood
- V. President's Report — Luby Sidoff
  - A. There will not be an August Board meeting; the next meeting will be September 16<sup>th</sup>
  - B. Hurricane Preparedness
    - Balconies and Patios
    - Pool Area (generator use)
    - After-storm Cleanup
- VI. Ameri-Tech Management Report — Magda Hatka
  - A. Budget Workshop, Budget Meetings, and Annual Meeting Schedule
  - B. State Funding for My Florida Condo Grant for Roofing Project
  - C. Condo Legislation Spotlight House Bill 1021 Effective January 1, 2026
  - D. The Next Walkthrough will be on August 7<sup>th</sup> at 12:30
- VII. Old Business:
  - A. Update on Roofing Project
    - Meeting with Mike Long (FLRCIS) Roof Consultant
    - We may need to require all AC units be rewired since they're almost 40-years old
    - We may want metal (not sliding-glass) doors on the rooftop to increase hurricane protection and prevent water intrusion
    - We may want to install a key-code entry to limit foot traffic on the roofs
    - We need to require all owners to be on the roof with A/C workers they hire
  - B. Insurance Repairs Required by Citizens by July 8<sup>th</sup> With Permits and Photos
    - Masonry and stucco repairs noted by Citizens to building walls and walkways in 502/504 completed by Craigeo Stucco Company
  - C. Water Intrusion in Common Element Walkway Near Unit #115
  - D. Elevator Issues in 502 and 504 and Help Calls
    - Special Meeting with TKE is set for July 11
    - Be sure to have your cell phone with you in the elevator
    - Emergency numbers posted in elevators
  - E. Update on Arc Form for Unit #125 (Sidoff) for construction of lanai glass enclosure
  - F. Bats Update
- VIII. New Business
- IX. Committee Reports
  - A. Social Committee — Fourth of July Poolside Celebration Hosted by Lucy K and Jean S
- X. Agenda Items for Board Consideration for Next Meeting on September 16<sup>th</sup> at 4 p.m.
- XI. Adjournment

Submitted by: *Carla Maciag*, Board Secretary