

GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.

500 S. Florida Avenue
Tarpon Springs, FL 34689

APRIL 15, 2024 MINUTES

4 P.M.

Ameri-Tech Office
5434 Grand Blvd., New Port Richey, FL 34652
(727) 726 8000

Zoom ID: 845 5144 8183 and Passcode: 868096

- I. Call to Order — 4:00 P.M.
- II. Establish A Quorum — Present were: Luby Sidoff, Stephanie Stiles, Mike Mahoney, and Carla Maciag. Tom Hood was absent. Also present were Magda Hatka, Ameri-Tech, one (1) owner and six (6) owners joined on Zoom.
- III. Approval of Gulf Front Lagoon March 2024 Minutes
Motion: was made and seconded to approve and waive the reading of the March Minutes was unanimous
- IV. Treasurer's Report for March 2024 — Tom Hood
End of Month Cash on Hand was \$389,309. Monthly Expenses were \$28,065, which was \$6,785 over budget. For the year, we are \$7,192 over budget. Total Reserves is \$302,376 of which \$79,413 is Deferred Maintenance. (Payment for 504 steps repair was made.)
Motion: was made and seconded to approve the March Treasurer's Report was unanimous
- V. President's Report — Luby Sidoff
 - A. Beryl Engineering, Leo Cannon Virtual Meeting on March 28th
 1. Milestone Study Inspection Report:
 - 502 Water Intrusion at Unit #115 — Magda will send Alexander's a notice to repair their lanai, as instructed in the Final Report; Common walkway repairs will be done by GFL.
 - 504 Steps Foundation Repairs — Completed
 2. Reserve Study — We were given a "Fair Grade;" which puts us in a good position per Leo Cannon.
 - B. **Volunteers Needed for Clubhouse Cleanup: May 15 and 16; Notice to be posted**
 - C. **Volunteers Needed for Community Garage Sale: Saturday, May 18th; owners may set up their own tables or help with Clubhouse sales; Notice to be posted. Anyone having experience in garage sales, would be appreciated.**
- VI. Ameri-Tech Management Report — Magda Hatka, LCAM
 - A. Roofing Proposals: Magda and Board Members have met with Watertight Roofing and Clear Cut Exteriors. She will be scheduling the next meeting with Stratus, and also with USI Roofing. Four (4) proposals received so far, range from: \$259K - \$654K (without HVAC specialists costs, and without inflation cost-of-living increases at the time of construction). Two construction and roofing experts, John Warman (GFL resident) and Tony Long, Florida Roofing Consultants, to look at the proposals before the Board makes a decision. Mike Long offered to do a core sample and water test.

- VII. Old Business:
- A. Followup on Infrastructure Study
 - 1. 504 Steps Foundation Repair at 504 Main Entrance — Complete
 - Minor repairs: Small hole and sidewalk cracks to be filled in by Kevin W.
 - 2. 502 Water Intrusion Problem on Walkway at Unit 115 — Magda to contact walkway contractor, Modern Design to assist in resolving the issue; send notice to Alexander's
 - Minor repairs: Power Wash First Floor Walkways — Ed Dupuy, Luby, and Tom H will do first floor 502 (Kevin volunteered to power wash 504)
 - B. Followup on Reserves Study—Preventative Maintenance Plan: Magda will followup
 - C. Removal and Sale of Old Mail Boxes — Tom H sold partial boxes for \$25; remainder will be trashed or sold at Garage Sale.
 - D. Bat Removed by NaturZone — New nets are keeping bats out
 - E. ARC for Unit 231 to Replace Balcony Tile with Decorative Concrete — In progress
 - F. ARC for Unit 114 to Replace Terrace Tile with Decorative Concrete — Done
- VIII. New Business:
- A. 504 Elevator Issues — New key cylinder installed; Board to purchase additional cylinders for each building; reminder to turn back your elevator key to its full vertical position
 - B. New Donations Approval Form — (See Attachment)*
Motion: was made and seconded to approve the New Donations Form was unanimous
- IX. Committee Reports
- A. Social Committee Tentative 2024 Schedule of Events (See Attachment)**
 - A Tentative Grand Opening Luau is planned for Saturday, June 1st
 - A Pontoon Boat Ride (three boats) is being planned by Luby, Tom H and Mark D on Saturday, June 15; watch for details and sign-up sheets
 - Schedule of Events and Updated Notices will be posted
- X. Adjournment —5:05 p.m.

Submitted by: *Carla Maciag*, Board Secretary

Attachments: *New Donations Form
**Schedule of Events 2024-25

GULF FRONT LAGOON



SCHEDULE OF EVENTS 2024-25



Clubhouse Events 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	GRAND OPENING LUAU	ALISON & TINA
JUNE 15 Sat	10:00	PONTOON BOAT RIDE	LUBY, MIKE, MARK
July 4 Th	5:00	INDEPENDENCE DAY CELEBRATION	JEAN & LUCY K.
Aug 4 Sun	4:00	HIGH TEA	ALISON & LUCY K.
Sept 2 Mon	5:00	LABOR DAY BASH	CARLA & JOHN
Oct 19 Sun	5:00	OKTOBER FEST (Beer Tasting)	LUCY & ALISON
Nov 9 Sat	5:00	WELCOME BACK SNOWBIRDS (Godfather's Wine Tasting)	ANNE, CARLA & JOHN
Dec 7 Sat	10:00	CHRISTMAS DECORATING (Meet at Clubhouse)	EVERYONE
Dec 15 Sun	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 and Mark Degan*

Rev. 4/2024

**GULF FRONT LAGOON CONDOMINIUM ASSOCIATION
AND TARPON CLUB, INC.**

DONATION FORM

Please submit this form to the Board of Directors for approval prior to placing any items in the Clubhouse or placing plants on the grounds.

Owner's Name: _____ **Unit #** _____

Phone Number: _____ **Email:** _____

1. Item Name: _____

Description of Item: _____

2. Item Name: _____

Description of Item: _____

ALL DONATED ITEMS WILL BECOME THE PROPERTY OF THE TARPON CLUB

Owner's Signature: _____ **Date:** _____

Board of Director's Decision: ___ Approved ___ Not Approved **Date:** _____