

GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.

500 S. Florida Avenue
Tarpon Springs, FL 34689

JUNE 17, 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: 868096

- I. Call to Order
- II. Establish A Quorum
- III. Approval of Gulf Front Lagoon May 2024 Minutes
- IV. Treasurer's Report for May 2024 — Tom Hood
- V. President's Report — Luby Sidoff
 - A. Report on May 28th Board Meeting with Attorney Nikoloff (Attachment)*
 1. Insurance Issues
 2. My Safe Florida Condo Grant for Roofing Project
 3. Leasing Clarification
 4. Meetings per Year
- VI. Ameri-Tech Management Report — Magda Hatka, LCAM
 - A. Integrity Reserve Studies — Budget Meeting Schedule
 - B. Update on New Bank Withdrawal Program for Maintenance Payments
 - C. Schedule of Budget Workshop, Budget and Annual Meeting Dates
 - D. The Next Walkthrough will be on July 10th at 12:30
 - E. 502 Water Intrusion on Common Walkway — Contact Modern Design
- VII. Old Business:
 - A. New Roofing
 1. Quotes and Consulting Services
 2. New Requirements for AC Units and Owners
 - B. Insurance Repairs Required by Citizens by July 8th With Permits and Photos
 1. Masonry and painting repairs noted by Citizens to building and walkways 502/504
 2. Cracks in Both Garage Areas
 3. Craigco Stucco Proposal
 4. Elevator Issues in 502 and 504 and Help Call
- VIII. New Business:
 - A. State Funding for My Florida Condo Grant for Roofing Project
- IX. Committee Reports:
 - A. Social Committee
 1. Luau on June 1st
 2. Pontoon Boat Ride by Capt's. Luby, Mike and Mark June 15th
- X. Agenda Items for Board Consideration for July Meeting
- XI. Adjournment

Submitted by: *Carla Maciag*, Board Secretary

Attachment: *May 28, 2024 Board Meeting Notes With Attorney Nikoloff