

TARPON CLUB, INC.
500 S. Florida Avenue
Tarpon Springs, FL 34689

APRIL 15, 2024 - MINUTES

5 P.M.
Ameri-Tech Office
5434 Grand Blvd., New Port Richey, FL 34652
(727) 726-8000
Zoom ID Info: 845 5144 8183 — Passcode: 868096

- I. Call to Order — 5:05 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 Tarpon Club 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 \$188,872. Monthly Expenses were \$8,668, which was \$1,533 under budget. For the year, we are \$578 over budget. Total Reserves is \$150,151 of which \$29,425 is Deferred Maintenance.
Motion: was made and seconded to approve the March Treasurer's Report was unanimous
- V. President's Report — Luby Sidoff
 - A. Clubhouse
 - Repairs — (See VII.D.) In progress
 - Insurance — Securing coverage, which is required to open — In progress
 - Todd Duffield, from Triad, and Kevin W. inspected the completed foundational work, which resulted in installing additional support jacks under the clubhouse, at no additional charge
 - Target Date for Re-Opening is June 1st — Resolution and payment for claim for Coastal Insurance was received; Proof of settlement was filed by our attorneys Florin and Roebig
 - Seeking Community Input for Change in Reuse of Women's and Men's Exercise Rooms — Do owners want to continue the use of both rooms as workout rooms? If not, what options do you want the Board to consider: yoga room, library, meeting space, game room, sewing room, etc. Please submit your suggestions to Board Members.
 - **Volunteers Needed for Clubhouse Cleanup Day — Reserve the dates: May 15 and 16**
 - **Volunteers Needed for Clubhouse and Community Garage Sale: Saturday, March 18th**
Owners may set up their own tables or volunteer to help with Clubhouse Sales.
Look for Notices to be Posted with details.
 - Flag Donation Form submitted by Don and Tina Kipp
Motion: was made and seconded to approve the Kipp's donation of a new American Flag and disposal of the tattered flag on our flagpole, properly and legally, was unanimous
 - Board Identified Repairs — (See VII. D. below)

- VI. Ameri-Tech Management Report — Magda Hatka, LCAM
- A. Insurance for the Clubhouse — Preparing paperwork from Triad to secure documentation of repairs to go to Nancy Truong and Kim Carrington at McGriff Insurance
 - B. Property Walkthrough Issues: Pool Chemical BOH violation — Resolved
 - C. February Walkthrough
 - April 3rd Walkthrough Clubhouse with Board — Update on Repairs (See VII. D.)
 - The Next Walkthrough will be on Wednesday, May 8th at 12:30
- VII. Old Business:
- A. Clubhouse Foundation Repairs by Triad Engineering Additional Work — Complete
 - B. Storm and Extreme Tides Damage Update of Progress — Mike
 - Lighting
 - Solar lights under two tall palm trees at tip of the island — look into lifting lights off the ground to prevent future lights from flooding and shorting out
 - Replacement of solar lighting on the dock — in progress
 - GFL Entry Sign — New lights not bright enough — looking into options
 - Added Item: Damage to Boat Dock from last week's storm
 - Lost boards need to be replaced; loose boards were secured by Tom A.
 - Dock may need to be reconstructed sooner than later; Luby and Mike to get bids from Triad and others
 - C. Bats and Pests and Wildlife Contract by NaturZone is Now Active — Complete
 - D. Updates on Board Identified Repairs and Restoration to Clubhouse
 1. Main Living Room
 - Removal of Popcorn Ceilings by Arrow Construction - done
 - Replace recessed lighting — In progress
 - Touch-up Painting — In progress
 - Repair to Broken Floor Tiles in four location — Obtaining options
 2. Women's Exercise Room
 - Remove chain light fixtures and relocate to pool room — Done
 - Install Recessed Lighting — In progress
 - Replace Inadequate Fan — Pricing
 - Remove small TV — Done
 - Remount the Sunroom TV— need fire stick or Roku for connection to Wi-Fi
 - Pricing/Options Easy-Clean Flooring — Carla and Lucy researched rubber flooring, price was good, but not easy to keep clean; looking into vinyl plank flooring next
 - Paint both Exercise Rooms — Stephanie purchased and donated touch-up paints
 - Motion:** was made and seconded to have both rooms painted by Tom Z. For \$500, was unanimous
 3. Sunroom
 - Mount Degan's 72" Donated TV
 - Repair Tile Grout Line — Done
 - Clean Existing Tile Floors
 - Re-paint all wicker furniture to match room decor
 4. Pool Table Room
 - Install chain lighting from the Women's Exercise Room — Done
 - Set up TV — Mark to assist
 - Clean and Redecorate
 - Repair damaged linoleum at the outside door
 5. Kitchen
 - Purchase Kitchen Appliances — Stephanie and the ladies — Pricing
 6. Dining Room
 - Install Window Coverings Donated by Degan's — Done

- 7. Exterior/Other
 - Purchase and install down spout gutters
 - A/C service and tune-up by All Seasons — Scheduled
 - E. Power-Wash Pool Deck — Magda to contact Frank at Better Image, possibly Ed or Kevin
 - F. Update on Pool Chemical Violation by BOH — Resolved
- VIII. New Business
- A. Clubhouse Additional Repairs
 - Black-hand railings: will be added to Exterior Repairs, to be cleaned and repainted
 - B. New Form: Donations for the Clubhouse and Landscaping Property— (See Attachment)*
Motion: was made and seconded to approve the new form was unanimous
 - C. Flag Donation
Motion: was made and seconded to approve a USA flag donation by Tina and Don Kipp, who will also dispose of our tattered flag, legally and properly, was unanimous
 - D. Adjust Pool Lights to Later Start Time - Kevin will adjust to on position from 8pm-11pm
- IX. Committee Reports
- A. Social Committee — Social Events Schedule 2024-25 (See Attachment)**
 - B. Landscaping Committee — Items Forwarded to Landscaping Committee and Tom H.
 - Revisit 504 Side Entry Grass Issue
 - Four Dead Palm Trees on the Island just over the bridge
 - Repair Weathervane on the Island
- X. Adjournment — 5:45 p.m.
- XI. Additional Items for Next Agenda Consideration
- Dead bushes around 502 (Marie Degan) — Forward to Tom H and Landscaping Committee
 - Purchase new pool umbrellas (Marie Degan)
 - Consider getting a transformer and a low volt line for two palm trees on end of the island and the dock lights; Perspective Lighting (Brian/Kevin Walker)

Submitted by: *Carla Hacıog*, Board Secretary

Attachment: *Donation Form for Clubhouse and Property Landscape
**Social Events Schedule 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:** _____