

GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.

MONDAY, OCTOBER 20, 2025

4 P.M.

500 South Florida Avenue, Tarpon Springs, FL

MINUTES

- I. Call to Order — 4:00 p.m.
- II. Establish A Quorum — Board Members Present were Luby Sidoff, Stephanie Stiles, Doug MacEachen, Carla Maciag, and Mike Mahoney (excused late arrival). Also present were Magda Hatka, Ameri-tech, and four (4) owners.
- III. Approve and Waive the Reading of the Minutes of the September 2025 Meeting
Motion: was made and seconded to accept and waive the reading of the Minutes was unanimous
- IV. Treasurer's September 2025 Reports — Doug MacEachen
Motion: was made and seconded to accept the September Treasurer's Report was accepted unanimously
Explanation of Expenses: Final 10% payment check of \$60,636.52 made to Service Works Roofing
- V. President's Report — Luby Sidoff
Announcement: Addendum to the Agenda — The New Florida Right to Carry Law — This recent law requires a vote by the Board of Directors and will be addressed under New Business
 - A. Roof Project Update: Complete
 - Permits and Lien Releases — Submitted to Magda and may be viewed at our website
 - Final 10% payment check of \$60,636.52, was signed by Luby Sidoff and Doug MacEachen
 - B. 2026 Budget Planning Meeting — Board Members, Magda, and Ameri-Tech budget experts met on September 29th at the Clearwater Office and prepared a Budget for approval of the Board and Membership at the Annual Meeting on November 18th at 6 p.m. at the Tarpon Clubhouse
 - Doug reported all line items had to be increased a little to meet current and expected price increases and comply with State Mandates;
 - Magda reported Florida State changes are coming in February due to financial difficulties condominium owners are experiencing in addressing the mandate requirements for Fully Funded Reserves
 - The State is requiring increases in some line items to meet the financial goals of the Milestone Study report recommendations
 - GFL maintenance dues have increased 14.5% to \$610 per month
 - Our GFL Reserves Total is \$610,000
- VI. Ameri-Tech Management Report — Magda Hatka
 - A. Walkthrough Report
 - Next Walkthrough is on Tuesday, November 18th at 5:00 p.m. at the Clubhouse
 - B. Next Buildings Bug Sprayings is on Monday, November 17th in the a.m.
 - To schedule your \$45 residential treatment, contact Magda: mhatka@ameritechmail.com
 - C. House Bill 913 — Zoom Meeting Recordings — Since we're back to holding our meetings in the Clubhouse, we will stop the Zoom meetings; Condos are not required to have and/or record Zoom meetings
 - D. Spectrum Contract for 2026-2030 — Program Channel Guide is posted to the GFL website; New Contract also includes a substantial rebate to GFL and a variety of streaming channels (ie: HBO, HULU, Paramount, Peacock, ESPN and more.
 - E. New Building and Unit Signs for Emergency Crews and Visitors — Ordered

VII. Old Business

- A. Wind Mitigation Report Required by Citizens Insurance — Report is available on our website
- B. Elevator and Continued Entrapment Issues — Comparison of three (3) bids have been received and will be taken up in New Business under, “Service Contract Buyout”
 - TK Elevator — \$80,000 each building
 - Otis Elevator — \$72,000 each building
 - General Elevator — \$22,000 each building
- C. Owners’ Hurricane Plan of Action — See GFL Community Website under “Community Updates”
- D. Re-Surface 502 Stairs and Entrance Landing — Beryl inspected the perimeter of 502 and noted no significant issues, and it was determined the resurfacing project is a go, however, there is a hole/dip on the west side of the landing that should be dirt filled with some plant placements
Motion: was made and seconded to approve the resurfacing of the stairs, landing, and walkway of Building 502 with the same company, Performance Floors, and the same product and color as Building 504, at a cost of \$2,690 was unanimous
The project is scheduled for November 3 and 4, so the visitor walkway and double-door entry to 502 will be closed off for about four (4) days to allow for resurfacing and proper drying time.
Signs will be posted to direct visitors and deliveries.
- E. Building 502 Soil and Gravel Erosion — Ongoing Project for Thomas Z.
- F. NaturZone Bat Remediation — Nets have been removed and holes have been filled; bat problem has improved but still remains; they will continue to monitor and address until bat issue is gone; however, it was noted that we have a spider and wasp problem on the upper and outer rim of buildings, and submitted a bid of \$2,700 which the Board tabled at this time
 - It was noted that WD 40 is a deterrent to spiders and wasps
 - It was recommended that we have the attics in both buildings sprayed

VIII. New Business

- A. 2026 GFL High Budget Items:
 - Elevator Door Modernization Project and Service Contract Buyout — Received three (3) bids
The Board has concurred with the opinion of our attorney Stephen Nikoloff
Motion: was made and seconded after reviewing TKE proposal of \$80,000 for each building’s door modernization and additional charges of \$28,000 so far in 2025 by TKE, Magda was instructed to arrange for her and Luby to meet face-to-face with TKE Area Manager to negotiate a buyout of our contract and pursue door modernization of \$44,000 for both building elevators and negotiate and a new service contract with General Elevator was unanimous
 - Repair of all Emergency Ground Floor Exit Doors in Both Buildings — Metal Door Frames are rusted and difficult to open — Mike will take a look at the doors and determine our next step
 - Paving, Sealing and Repair of Roadways — Board plans to reseal, paint lines, and repair bumps in the roadways in 2026, which may make this more manageable
 - Fully-Funded Reserves Requirement — Currently is a requirement for condos; new laws from the State Legislature are coming in February 2026
- B. New Florida Right to Carry Law
Motion: was made and seconded that “Open Carry” not be allowed in all common areas of Gulf Front Lagoon and Tarpon Club was unanimous

IX. Adjournment — 5:17 p.m.

Submitted by: , Board Secretary