

TARPON CLUB INC.
Monday, October 20, 2025
5 P.M.
500 South Florida Avenue, Tarpon Springs, FL 34689

MINUTES

- I. Call to Order — 5:17 p.m.
- II. Establish A Quorum — Board Members Present were Luby Sidoff, Stephanie Stiles, Doug MacEachen, Carla Maciag, and Mike Mahoney (excused late arrival.) 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
 - A. Accept the Treasurer's September Report
End of month cash on hand was \$4,614. Monthly expenses were \$3,536, which was \$2,624 under budget. For the year we are \$1,802 over budget. Total Reserve is \$155,268 of which 5,016 is Deferred Maintenance.
Explanation of Expenses: Payment of \$7,384 was made to Citizens for Flood Insurance.
Motion: was made and seconded to accept the Treasurer's Report was unanimous
 - B. Budget Planning Workshop for the Board was held on Monday, September 29th
2026 Budget Planning Meeting — Board Members Luby Sidoff and Doug MacEachen and Ameri-Tech Property Manager, Magda Hatka and Ameri-Tech budget experts met on September 29th at the Clearwater Office and prepared a Budget for approval by the Board and Membership at the Annual Meeting on Tuesday, November 18th at 6 p.m. at the Tarpon Clubhouse
 - Doug reported that all line items had to be increased a little to meet current and expected price increases and comply with State Mandates under the Milestone Study
 - The budget has a 4% increase in our monthly maintenance fees to \$245
 - Doug will work with McGriff Insurance to market for the best price on insurance for next year
- V. President's Report — Luby Sidoff
 - A. 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
- VI. Ameri-Tech Management Report — Magda Hatka
 - A. Walkthrough Report:
Next Walkthrough is Tuesday, November 18th at 5 pm — Meet in front of clubhouse
 - B. Next Bug Spraying is Monday, October 20th in a.m. — email Magda to schedule your \$45 discounted unit spraying at: mhatka@ameritechmail.com
 - C. House Bill 913: Zoom Meeting Recordings — Zoom meetings are not required for Condos by Florida Law, and since we're back to having meetings on the property in the Clubhouse, we will do away with Zoom meetings
 - D. Annual Membership Meeting and Elections — Tuesday, November 18th at 6 p.m. in the Clubhouse
Second Notices have been sent to Membership. There will be no election as the number of candidates running for the Board does not exceed the number of vacancies that exist on the Board.
- VII. Old Business
 - A. Mulching — Scheduled for mid-November
 - B. Spray Paint and Stain Island Bridge — Scheduled for February after the wood cures
 - C. Locate and Get Digital Copies from Echo Blueprints — Stephanie will search office files

VIII. New Business:

- A. Additional Items for the 2026 Budget:
- Mulching and Tree Pruning
 - Bridge Repair and Painting
 - Dock Repairs/Replacement
 - Fishing Dock Repairs — (Additional funds needed)
 - Emergency Hurricane Damage and Cleanup Costs
 - Insurance — Doug to contact McGriff to find insurance other than Citizens
 - Drain Cleaning Quote from Chad Harris to protect property from flooding
 - Clubhouse Repairs and Maintenance
 - Repair of four (4) emergency exit doors on both buildings
 - Paving, Sealing and Repair of Driveways
- B. Repair Pool Area Fence Gate Clamps — Kevin gave Luby some clamps to match up
- C. Fully-Funded Reserves Requirement — Does not apply to Tarpon Club, which is not a condo
- D. New Florida Right to Carry Law — We will have a “No Carry Policy”
- 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. Committee Reports

- A. Update Volunteer List for Insurance Purposes
- All Committees are looking for volunteers; especially need Grounds and Landscaping people
- B. Social Committee
- ***Oktoberfest*** — Saturday, October 25th at 5:00 - Bring a 6-pack of German beer and dish to share
 - ***Greek Night Wine Tasting*** — Saturday, November 8th at 5:30 — Bring a bottle of wine and a favorite Greek dish to share
 - Possible ***Game Watch Gatherings*** for big Buc’s games and other games
 - The Social Committee is looking for FUN themes for 2026 Events. We will be meeting soon to plan our 2026 Events Schedule. If you’re interested, please see Carla, Lucy, Alison, or Tina
 - ***Christmas Decorations*** — Saturday, November 29th at 10:30 am
 - ***Christmas Party*** — Friday, December 19th at 5:00
 - ***New Years Toast and Polar Bear Plunge*** — Saturday, January 1st at Noon
 - ***Take Down Christmas Decorations*** — Saturday, January 10th at 10:30 am

X. Membership Comments and Suggestions for the Next Board Meeting

- A. Next Meeting: Annual Membership Meeting, Budget Approval, and Elections on Tuesday, November 18th at 6 p.m.
- B. Members expressed concern about large parties overtaking the pool area: The Board recommends that owners preparing for a large gathering at the pool, notify the Board and a notice will be posted in the elevators so the community is made aware of the event and may plan accordingly.
- C. In response to the \$2700 quote from NaturZone for spider and wasp spraying on the 4th floor overhang and roof area, it was noted that WD40 is also a deterrent for spiders and wasps
- D. Spray the attics in both buildings for bugs
- E. Requested walkway cleaning for guano bat droppings at Unit 212 and 114
- F. Pool Lights are not on — Magda to contact Frank to replace timer and set from 6 to 11 p.m.
- G. The tall palm tree, outside the clubhouse exercise room, is beginning to lean; Marie talked to gardeners who will monitor, and replant another tree as to have another tree growing when it’s time to remove the tall palm tree
- H. 502 Fourth Floor Storage Room Battery Lock — Mark charged the batteries and was able to unlock the door
- I. We will need to purchase some new Christmas lights and extension cords for decorations

XI. Adjournment — 6:00 p.m.

Submitted by: , Board Secretary

Attachment

(Revision in Progress)

**GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.
TARPON CLUB, INC.
500 S. Florida Avenue, Tarpon Springs, FL 34689**

Volunteer Committees

Maintenance: Board Member Liaison, Mike Mahoney

Members: Mike Mahoney, Tom Annas, Carla Maciag, John Maciag, Mark Degan,
Luby Sidoff, John Warman, Steve Kessler, Ken Richards

Landscaping: Board Member Liaison, Doug MacEachen

Members: Doug MacEachen, Tina Kipp, Karen Kruse, Trisha Donald

Documents Review Committee: Board Member Liaison, Luby Sidoff

Members: Joan Sidoff, Stephanie Stiles

Fine Committee: Board Member Liaison, Stephanie Stiles

Members: Stephanie Stiles, Paula Mahoney, Alison Strong, Kervrann "DJ" Didier, Ralph Fox,
Ken Richards, John Warman, Steve Kessler, Judy Limbaugh

Social Events Committee: Board Member Liaison, Carla Maciag

Members: Carla Maciag, Lucy Kolovos, Jean Savage, Alison Strong, Tina Kipp, Luby Sidoff,
Maria Revello