

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

2025 ANNUAL MEETING

MINUTES

MONDAY, NOVEMBER 18, 2025

At 6:00 P.M. with GFL and Tarpon Club Board Meetings to Follow

This Budget Meeting of the Association is held for the purpose of final approval and adoption of the 2026 Budget, as well as the establishment of the annual assessment and/or maintenance fee(s) schedule for the 2026 calendar year.

1. Call to Order — 6:19 p.m.
Establish A Quorum of the Board of Directors — Present: Luby Sidoff, Stephanie Stiles, Mike Mahoney, Doug MacEachen and Carla Maciag.
2. Appoint Chairperson of the Meeting — Luby Sidoff, Board of Directors President
3. Proof of Notice of the Meeting — Magda Hatka, LCAM, Ameri-Tech Management Properties
First mailing sent and verified as October 10, 2025 and second notices sent November 10, 2025.
4. Certify Proxies and Establish Quorum — Twenty-eight (28) proxies were certified of the forty (40) unit membership
5. Read or Waive Minutes of the Last Annual Membership Meeting of 2024
MOTION: was made and seconded to approve and waive the reading of the 2024 Annual Membership Meeting Minutes was unanimous
6. Election of Directors — This item was moot as there were no challengers to the incumbent Board Members
7. Reports of Officers and Committees
 - Social Committee — Carla Maciag
 - Christmas Decorating is Saturday, November 29th at 10 a.m. — All are welcome to participate
 - Christmas Party — Friday, December 19th at 5 p.m.
 - Annual New Year's Toast and Polar Bear Plunge — Thursday, January 1, 2026 at Noon
 - Remove Christmas Decorations — Saturday, January 10th at 11 a.m. — Meet at Clubhouse
8. New Business
 - a. Bats — Guano remains to be a problem at #114 and #212 — Contact NaturZone who will keep coming back to assess until bat problem is resolved; and contact maintenance crew to clean weekly
 - b. ARC Form Approvals for Kolovos #234 and Annas #223 to glass enclose their patios — Ratified
 - c. Kayak Rack Rebuilding of an Amenity — May cost around \$2,000; contact handyman Thomas Z.
 - d. SIRS (Milestone Study Beryl Report) — Has rated our budget as “Fair” for Fully Funded Reserves
 - e. The new visitor signs have been received and will be installed next week.
9. Adjournment — 7:09 p.m.

Submitted by: *Carla Maciag*, Board Secretary