

**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 29<sup>th</sup> at 10 a.m. — All are welcome to participate
    - Christmas Party — Friday, December 19<sup>th</sup> at 5 p.m.
    - Annual New Year's Toast and Polar Bear Plunge — Thursday, January 1, 2026 at Noon
    - Remove Christmas Decorations — Saturday, January 10<sup>th</sup> 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