

GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.
AGENDA
MONDAY, OCTOBER 20, 2025

4:00 P.M.
500 South Florida Avenue, Tarpon Springs, FL 34689

- I. Call to Order
- II. Establish A Quorum
- III. Approve and Waive the Reading of the Minutes of the September 2025 Meeting
- IV. Treasurer's September 2025 Reports — Doug MacEachen
- V. President's Report — Luby Sidoff
 - A. Roof Project Update:
 - Permits and Lien Releases
 - Final 10% payment check of \$53,600.52, 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 Board and Membership
- 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
 - E. New Building and Unit Signs for Emergency Crews and Visitors — Ordered
- VII. Old Business
 - A. Wind Mitigation Report Required by Citizens Insurance
 - B. Elevator and Continued Entrapment Issues
 - C. Owners' Hurricane Plan of Action — See GFL Community Website under "Community Updates"
 - D. Re-Surface 502 Stairs and Entrance Landing
 - E. Building 502 Soil and Gravel Erosion — Ongoing Project for Thomas Z.
 - F. NaturZone Bat Remediation — Ongoing
- VIII. New Business
 - 2026 GFL High Budget Items:
 - Elevator Door Modernization Project and Service Contract Buyout
 - Repair of all Emergency Ground Floor Exit Doors in Both Buildings
 - Paving, Sealing and Repair of Roadways
 - Fully-Funded Reserves Requirement
- IX. Adjournment

Submitted by: *Carla Maciag*, Board Secretary