

GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.
MINUTES
MONDAY, JUNE 16, 2025
4 P.M.
500 South Florida Avenue, Tarpon Springs, FL 34689
Join Zoom: gulffrontlagoon.org — ID: 835 5144 8183 — Passcode: 86809

- I. Call to Order — 4:00 p.m.
- II. Establish A Quorum — Board Members Present were: Stephanie Stiles, Mike Mahoney, and Carla Maciag. Doug MacEachen joined by phone, and Luby Sidoff had an excused absence. Also present were three (3) owners, Magda Hatka from Ameri-Tech, and Steve Rakoczy from Performance Floors and Coating. Zoom was not available.
- III. Approve and Waive the Reading of the Minutes of the May 2025 Meeting
Motion: was made and seconded to approve and waive the reading of the May Minutes was unanimous.
- IV. Treasurer's May 2025 Report — Doug MacEachen
The End of Month Cash on Hand was \$55,600. The Monthly Expenses were \$23,070 which was \$12,473 over budget. For the year we are \$27,392 over budget. Total Reserves is \$369,131 of which \$81,241 is Deferred Maintenance, of which \$43,842 is Special Assessment.
Explanation of Expenses: Payment of \$43,031 was made to Service Works Roofing for Special Assessment. \$9,375 was for railings, and \$3,980 was for repacking of elevators.
Motion: was made and seconded to accept the May Treasurer's Report was unanimous.
- V. President's Report — Luby Sidoff
 - A. Roof Project Update
 - A/C Metal Hood Covers by Service Works — Finishing touches in progress
 - City of Tarpon Inspection of Attic/Roof Metal Doors — There were leaks on both attic floors after heavy rains; Inspectors need to return for re-inspection
 - Final Roof Inspection by Consultant Mike Long — Schedule when work is completed
 - End of Project Meeting to Discuss Funds — To be scheduled when all checks have been cut
 - B. Routine Maintenance Schedule — Review office files for Pool and AC filter replacements
 - C. Elevation Certificate and Updated Wind Mitigation Reports for Owners — To be updated after the final roof construction inspections and will be placed on our site at that time.
- VI. Ameri-Tech Management Report — Magda Hatka
 - A. Walkthrough — 502 Drainage and structural concerns — Contact inspection engineers
 - Next Walkthrough is on Monday, July 14th at 3 p.m. - Meet in front of the Clubhouse
 - B.
 - Next Garage Bug Spraying is on Monday, July 14th in the a.m.
 - To schedule your \$45 residential treatment, contact Magda: mhatka@ameritechmail.com
 - C.
 - Five-year Spectrum Contract Update — Contract is in place; We will be receiving a \$6,150 renewal incentive; \$150 per unit; contact Spectrum to make any changes to your account
- VII. Old Business
 - A. Wind Mitigation Report Required by Citizens Insurance — Mike Long to perform upon roof construction completion
 - B. Air Conditioning Split Units for 502 and 504 Elevator Rooms — United Air Conditioning
Motion: was made and seconded to ratify the United A/C invoice to repair Buildings 502 and 504 air conditioning split units at a cost of \$7,232 was unanimous
 - C. Elevator Issues: Occupants were stuck in elevators eight times in both buildings in the past month; TKE was quick to arrive and fix the problem
 - D. The BOD Hurricane Plan of Action — Carla turned in a binder to the office and will make copies and binders for each Board Member

- E. Pressure Wash 502 and 504 Stairs and Landings — Complete
- F. Re-Surface 504 Stairs, Landings, and Both Elevator/Mailbox Areas — Steve Rakoczy, Performance Floors gave us a presentation and a quote of \$4,900 complete, for non-slip flake color blend Polyurethane coating; .50 per ft more for upgrade sample; Building 502 will be done after stairs repairs have been made
- G. Paint 502 and 504 Walkways and Areas Around Garage Elevators — Get Quotes from Thomas Z. and Bill Brown to compare non-stick paint vs. polyurethane coating
- H. Structural Concerns Caused by A/C Drain Pipes Along South Side of Building 502
Motion: was made and seconded for Magda to hire our Milestone Study Engineers, Beryl Engineering to inspect Building 502 structure and drainage of concern and make recommendations on how to divert water away from the building, and to confirm foundation is sound, at a cost of \$750 was unanimous

VIII New Business

- A. Repair 502 and 504 Elevator Room A/C Split Units — Purchase of two new units at a cost of \$7,232; scheduled to install on Monday June 23
- B. Drain Pipe Service by Don Kipp/Chad Harris, Advanced Drainage Solutions — To inspect, make recommendations, and give us a quote.

IX. Adjournment — 4:37 P.M.

Submitted by: *Carla Maciag*, Board Secretary