

**GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.**

**MINUTES  
MONDAY, JULY 14, 2025  
4 P.M.**

**500 South Florida Avenue, Tarpon Springs, FL 34689**  
**Join Zoom: [gulffrontlagoon.org](https://gulffrontlagoon.org) — ID: 835 5144 8183 — Passcode: 86809**

- I. Call to Order — 4:01 p.m.
- II. Establish A Quorum: Board Members Present were: Luby Sidoff, Mike Mahoney, Stephanie Stiles, and Carla Maciag. Doug MacEachen joined on Zoom. Also present were Magda Hatka, Ameri-Tech, and one (1) member; and one (1) member joined on Zoom.
- III. Approve and Waive the Reading of the Minutes of the June 2025 Meeting  
**Motion:** was made and seconded to approve and waive the reading of the June Minutes was unanimous
- IV. Treasurer's June 2025 Report — Doug MacEachen
  - A. Accept the Treasurer's June Report  
End of month cash on hand was \$53,796. Monthly expenses were \$12,400, which was \$1,804 over budget. For the year we are \$29,196 over budget. Total Reserve is \$375,180 of which \$80,448 is Deferred Maintenance; of which \$43,842 is Special Assessment.  
Explanation of Expenses:  
Payments were made to: TK Elevator for \$2,885.13; Plumbing Detectives for \$3,285; and Florida Roof Consultant for \$1,900.  
**Motion:** was made and seconded to accept the Treasurer's June Report was unanimous
  - B. Budget Workshop for BOD on Monday September 29<sup>th</sup> at Ameri-Tech at 9:30 a.m.  
Mike will be an hour late, and Carla will join on Zoom.
- V. President's Report — Luby Sidoff
  - A. Roof Project Update
    - Final City of Tarpon Inspection of Attic/Roof Metal Doors — After work is done on electric disconnects into pitch pockets; plastic sheeting to be installed into drip loops for wires, and installation of metallic zip ties.
    - Final Roof Inspection by Consultant Mike Long — After City Inspector signs off on project and Release of Liens
    - End of Project Meeting to Discuss Funds — After all payments have been made, Permits are closed and Release of Liens is made.
    - Bat Remediation — Scheduled after roof completion on August 21 and 22 by NaturZone
  - B. Routine Maintenance Schedule — Tabled to October
  - C. Elevation Certificate and Updated Wind Mitigation Reports for Owners — Elevation Certificates are posted on the Web Site; Wind Mitigation: awaiting receipt from Insurance Co.
  - D. There will not be a BOD Meeting in August: Next Meeting of the Board is September 15<sup>th</sup>
- VI. Ameri-Tech Management Report — Magda Hatka
  - A. Walkthrough — Maintenance Contract: Posted in kitchen; Bill Brown had a talk with his crew.
    - Next Walkthrough is on Monday, August 18<sup>th</sup> at 3:00 p.m. in front of the clubhouse
  - B. Next Garage Bug Spraying is on Monday, August 18<sup>th</sup> in the a.m.
    - To schedule your \$45 residential treatment, contact Magda: [mhatka@ameritechmail.com](mailto:mhatka@ameritechmail.com)

- C. Five-year Spectrum Contract Update — Call for an appointment with Spectrum at: (855) 632-7020; (See same item in Tarpon Club Minutes for more information.)
- D. September Budget Workshop — All Line Item Expenses need to be increased to keep up with inflation.  
Additional Items for the 2026 Budget:
  - Insurance — Doug to contact McGriff on possibly change of insurance carrier from Citizens
  - Emergency Hurricane Damage and Clean-up Costs
  - Drain Cleaning — Waiting for a quote from Don Kipp and Chad Harris

VII. Old Business

- A. Wind Mitigation Report Required by Citizens Insurance — Mike Long to perform a Wind Mitigation Report upon roof completion as well as an Inspection Report
- B. Elevator Room Replacement Outdoor A/C Split Units for 502 and 504 — Completed
- C. Elevator Issues— TKE recommends both elevators receive “door modernization” at \$85,456 each. Magda has contacted General Elevator (G.E.S.) who will inspect doors and give us a second opinion and quote.  
- We need to research our files for Building Blue Prints and for Elevator Permits.
- D. Hurricane Plan of Action — Carla compiled a detailed Plan for current and future Board Members and distributed the Binders to each Board Member and Magda, and a Master Binder will be kept in the Clubhouse Office.  
- Carla also compiled an Owners’ Hurricane Plan; which will be posted in our Web Site.
- E. Re-Surface 504 Stairs, Landings, and Both Elevator/Mailbox Areas — Steve Rakoczy, Performance Floors — We are scheduled for resurfacing of garage floor with some grinding to level out the floor from the mailboxes to the stairway doors on Wednesday and Thursday. The front entry stairs and landing for 504 is scheduled on Friday, July 18<sup>th</sup>. Building 502 will be scheduled for landing and stairs resurfacing after completion of repairs to 502 stairs.
- F. Structural Concerns Caused by A/C Drain Pipes at Building 502 — Beryl Engineering inspected and reported the building structure is sound and recommended PVC pipe be installed matching the #4 Drainage Area that Tom Annas repaired — Drainage completed by Tom A.; Beryl charge: \$750
- G. Drain Pipe Service by Don Kipp/Chad Harris, Advanced Drainage Solutions — Awaiting quote

VIII New Business

- A. Emergency Expenses for Water Main Break in Building 502 Outside Garage Entry and Tree Removal Items — have been moved to Tarpon Club to reflect correct budgeting appropriations.
- B. Emergency and Delivery Service confusion — Carla will create two signs with clear directions for identifying “unit numbers” in buildings and submit them to Magda for ordering professional reflective signs.

IX. Adjournment — 5:18 p.m.

Submitted by: *Carla Maciag*, Board Secretary

Attachment at GFL Site: Hurricane Preparedness Plan 2025