

GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.
MINUTES
MONDAY, MAY 19th, 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. Quorum Established — All Board Members were present: Luby Sidoff, Stephanie Stiles, Doug MacEachen, Mike Mahoney, and Carla Maciag. Also present were two owners, one owner was on Zoom, and Magda Hatka from AmeriTech Property Management.
- III. Approve and Waive the Reading of the Minutes of the April 2025 Meeting
Motion: was made and seconded to approve and waive the reading of the April Minutes was unanimous
- IV. Treasurer's April 2025 Report — Doug MacEachen
End of month cash on hand was \$75,538. Monthly expenses were \$17,874, which is \$7,278 over budget. For the year we are \$14,918 over budget. The Total Reserves is \$394,787, of which \$78,270 is Deferred Maintenance, and \$37,692 is Special Assessments.
Explanation of Expenses: A Payment of \$27,520.20 was made to Service Works Roofing for Special Assessment and payment was made to TKE for re-packing of the elevator for \$7,787.23.
Motion: was made and seconded to accept the Treasurer's April Report was unanimous
- V. President's Report — Luby Sidoff
 - A.
 - Roofing Update — Metal work is now being fitted and installed to roof trim, gutters and caps.
 - Metallic wire covers for A/C wires, and metal doors will be delivered by the end of the month.
 - HVAC Completion — Sign off has been done as A/C job is completed
 - Completion of covers for the A/C wiring will be done by Service Works
 - Final Roof Inspection by consultant Mike Long is expected in June.
 - Routine Maintenance — Annual inspections will be done by Service Works for five (5) years at no cost; afterwards, the manufacturer, GAF, will assume the warranty for 15 years if needed
 - Any damage to the roof by work being performed by owners, will be at the owner's expense
 - A Sign-In-Log will be hung for any person stepping out onto the roof and owners will need to explain liability to any workers performing their repairs on the roof
 - After all work is completed and all bills have been paid, Luby, Doug, Magda, and Diana will meet to review the funds and an itemized report will be posted to our site
- VI. Ameri-Tech Management Report — Magda Hatka
 - A. Walkthrough — addressed drainage concerns and will make contact for an inspection
 - Next Walkthrough is on Monday, June 16th at 3 p.m. - Meet in front of the Clubhouse
 - B.
 - Next Garage Bug Spraying is on Monday, June 16th in the a.m.
 - To schedule your \$45 residential treatment, contact Magda: mhatka@ameritechmail.com
 - C.
 - Magda is working on a five-year Spectrum Contract.
- VII. Old Business
 - A. Wind Mitigation Report Required by Citizens Insurance — Mike Long to perform when all work on the roof has been completed and permits are closed
 - B. Update on Citizens Insurance Inspection Report from February 2025 — The three (3) items have been successfully addressed: gutters, loose wires, broken tile — Completed
 - C. Bats — Bats are protected by law during spawning season; NatureZone is scheduled for August 18th to foam fill the mansards to prevent the bats from returning

- D. Elevators:
 - 504 Elevator Squealing Noise — Repaired by TK Elevator; did a grease repacking and replacement of all the bearings; note that when we have a repair not covered under our contract ask for an estimated of the total cost
 - 502 Elevator Service Call—floor buttons not working and not lighting — Repaired; No charge
- E. 502 Railings Repair Update — Mary Lane Wrought Iron Completed and Installed
- F. The BOD Hurricane Plan of Action — Carla will make changes and issue to Board Members
- G. Pressure Wash and Paint 502 and 504 Stairs and Landings — H2O will be here on Friday
- H. Paint 502 and 504 Walkways and Areas Around Elevators — Tom Z to paint; he recommends we use gray paint; which will last longer and look cleaner than our terra cotta color

VIII. New Business

- A. Foundation Concerns Caused by A/C Drains Around Building 502 — Magda will contact Beryl Engineering, the Milestone Study engineers, to inspect and make recommendations
- B. Service Needed on A/C Split Units — Used to cool the elevator rooms; Magda will contact A/C company (United A/C to Service)

IX. Adjournment — 5:09 p.m.

Submitted by: *Carla Maciag*, Board Secretary