

GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.
MINUTES
MONDAY, SEPTEMBER 15, 2025

4:00 P.M.

500 South Florida Avenue, Tarpon Springs, FL 34689
Join Zoom: gulffrontlagoon.org — ID: 835 5144 8183 — Passcode: 86809

- I. Call to Order — 4:02 p.m.
- II. Establish A Quorum — Board Members Present were: Luby Sidoff, Mike Mahoney, Stephanie Stiles, and Carla Maciag. Doug MacEachen was not in range of internet. Also present were Magda Hatka, Ameri-Tech, and three (3) members. No members were on Zoom.
- III. Approve and Waive the Reading of the Minutes of the July 2025 Meeting
Motion: was made and seconded to approve and waive the reading of the minutes was unanimous.
- IV. Treasurer's July and August 2025 Reports — Doug MacEachen
 - A. Acceptance of the Treasurer's July 2025 Report — Carla Maciag
End of Month Cash on Hand was \$52,882. Monthly Expenses were \$12,587 which was \$1990 over budget. For the year we are \$31,187 over budget. Total Reserves was \$353,796 of which \$77,121 is deferred maintenance.

Explanation of Expenses: Payments were made to Philadelphia Indemnity Insurance for \$19,041.00, to United A/C for both Elevator Rooms for \$7,233.74, and to Performance Floor and Coating for the resurfacing of the garage floor at both elevators and mailboxes and the 504 entry landing and stairs for \$3,838.80.
Motion: was made and seconded to accept the Treasurer's July 2025 Report was unanimous
 - B. Acceptance of the Treasurer's August 2025 Report — Magda Hatka
End of Month Cash on Hand was \$49,449. Monthly expenses were \$15,093 which was \$4,497 over budget. For the year we are \$35,680 over budget. Total Reserve is \$364,365 of which \$80,092 is Deferred Maintenance, of which \$41,942 is Special Assessment.

Explanation of Expenses: Payments were made to NaturZone for the bat problem for \$1,400; to Pest Control for \$2,999, and to our Florida Roof Consultant for \$1,900. A Refund was received from Citizen's Insurance for \$813.
Motion: was made and seconded to accept the Treasurer's August Report was unanimous
 - C. Budget Workshop — Board Members will attend the workshop on September 29th at 9:30 at Ameri-Tech's Clearwater office with Magda and other budget experts
- V. President's Report — Luby Sidoff
 - A. Roof Project Update:
 - A/C Metal Hood Covers for A/C Lines — Complete
 - New Latches Installed on Four (4) Fire Access Doors — Complete
 - Broken Stucco Repairs — Complete
 - Final Roof Inspection by Consultant Mike Long — Complete
 - Permits Closed — Complete
 - Lien Release — All Lien Releases must be given to Magda, Ameri-Tech
 - B. Cleanup Concerns:
 - Black Tar Droppings on the Walkways of First Floor at 502 — Completed by Service Work; (however, walkways will be cleaned after the bats are gone — ongoing)
 - Roofing Materials Left in the Attics — Service Works to collect or toss out
 - Elevator Floors — to be cleaned by Bill Brown's maintenance crew

- C. Final Funding for Roofing Project — The Final 10% payment check of \$53,605.20, to be signed by Luby and Doug. All Assessment monies remaining will be used, plus partial funds from our \$41,900 Roofing Reserves, which must by state law remain in the Roofing Reserve, which we will begin to build up for any future roof construction project, which hopefully will not require a Special Assessment; we did not need to touch funds in Deferred Maintenance; we have a five-year warranty with Service Works and a 20-year warranty with the manufacturer, GAF; Warranties will be posted to our community website
 - D. Bat Project Tubing and netting are in place — Ongoing until bats are gone
 - E. Other Misc. Projects — Board is reviewing projects to be included in the 2026 budget
 - F. Budget Planning Meeting for 2026 — Board Members will meet on September 29th at 9:30 a.m. at Ameri-Tech's Clearwater Office with Magda and other budget experts
- VI. Ameri-Tech Management Report — Magda Hatka
- A. Walkthrough Report
 - Next Walkthrough is on Monday, October 20th at 3 p.m.
 - B. Next Buildings Bug Sprayings is on Monday, October 20th 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 Zoom meetings
 - D. Spectrum Contract for 2026-2030 — Owner monthly payment has decreased; channel selections has increased; to include WiFi and fast-speed internet; Program Channel Guide will be posted to our Web Site

Motion: was made and seconded to approve the Spectrum 60-Month Contract beginning January 1, 2026 was unanimous
 - E. Building and Unit Signs for Emergency Crews and Visitors — Carla created signs to help emergency crews, deliveries, and visitors to more easily locate Buildings and Units.

Motion: was made and seconded for Magda to order four signs: two lawn signs and two elevator signs, at a cost of \$339, was unanimous
- VII. Old Business
- A. Wind Mitigation Report Required by Citizens Insurance — Consultant Mike Long with Florida Citizen's Insurance Company will perform the inspection as the roof construction project has now been completed.
 - B. Elevator Issues — Many breakdowns have been recorded on both elevators and we have been advised by our attorney, Nikoloff, to gather competing bids and meet with TK Elevator Company to explore a "buy-out" option.
 - C. Owners' Hurricane Plan of Action — The Plan is now on our GFL Community Website under "Community Updates"
 - D. Re-Surface 504 Stairs, Landings, and Both Elevator/Mailbox Areas — Steve Rakoczy, Performance Floors Proposal for 502 Stairs — to be scheduled soon
 - E. Structural Concerns Caused by A/C Drain Pipes Along Sides of Building 502 to Prevent Soil and Gravel Erosion — Thomas to install rods and railroad ties to better stabilize the ground, add gravel, and replant some plants — Ongoing Project
 - F. Drain Pipe Service by Don Kipp/Chad Harris, Advanced Drainage Solutions — Two quotes have been received; Luby and Mike to walk property with Don Kipp to discuss work needed
 - G. NaturZone Bat Remediation - Tube Filling and Escape Nets are in place; NaturZone will continue to return to make adjustments until the bats are gone — Ongoing

VIII. New Business

- A. Contract with TK Elevator and Door Modernization Project — Meeting with Attorney Nikoloff: TK Elevator advised us that the breakdowns are due to equipment failure and recommend we need a door modernization; which was confirmed by Otis Elevator and General Elevator Solutions. We now have three (3) quotes for the door modernization and for service contracts; however, we still have four years left under our current TKE contract. We will need to plan for this in our 2026 Budget. TK Elevator, gave us a quote of \$65,000 for each door modernization (or \$130,000 for both). The Otis Elevator quote is \$37,600 for each elevator (or \$75,200 for both elevators) and General Elevator Solutions quoted us \$44,000 for both. However we need to also look further into the Service Contracts and we need to be prepared to pay a Contract Buyout from TKE should we decide to have Otis or General do the door modernization, as TKE will no longer service us and we will need to buyout the remaining service contract. We will be budgeting for a door modernization in our 2026 budget.
- B. Paving and Sealing of Driveway in Fall of 2026 — Proposals have been received; however, we're told we currently have a three-inch layer of pavement, which does not require repaving. A recommendation for a facelift with a sealant (which lasts 3-5 years), painted lines, and repairing the bulge near the 502/504 sign, is a good and much less expensive option.

IX. Adjournment — 5:29 p.m.

Submitted by: *Carla Maciag*, Board Secretary