

**GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.**  
**AGENDA**  
**MONDAY, March 17, 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
- II. Establish A Quorum
- III. Approve and Waive the Reading of the Minutes of the February 2025 Meeting
- IV. Treasurer's February 2025 Report — Doug MacEachen
  - A. Move reserve funds to correct categories
  - B. Accept the Treasurer's February 2025 Report
- V. President's Report — Luby Sidoff
  - A. Update on Streamlining Complaints
  - B. Roofing Update
    - 502 Finishing Touches
    - 504 Startup (See Old Business)
- VI. Ameri-Tech Management Report — Magda Hatka
  - A. Roofing Assessment Update
  - B. Next Walkthrough at 3 p.m. on April 21<sup>st</sup>
- VII. Old Business
  - A. Roofing Project and A/C Update and Inspections — Special Thanks
    - 1. 504 fourth floor owners' ceiling inspections
    - 2. 504 Lock Box Entry Keys Inventories
    - 3. A/C may be shut off for up to 24 hours
    - 4. Elevator Issues
  - B. Updated Elevator Emergency Sheet with Instructions
  - C. NaturZone Pest Control
    - Bat Netting
    - Next Garage Service and \$45 Discounted Spot Treatment — April 21<sup>st</sup> a.m.  
Email Magda to get on the list at [mhatka@ameritechmail.com](mailto:mhatka@ameritechmail.com)
  - D. Update on 502 1<sup>st</sup> and 2<sup>nd</sup> Floor Railings
  - E. Follow-Up Alpha Foundation Inspection
  - F. Citizens Insurance Inspection Report from February 2025
- VIII. New Business
  - A. Pressure Wash and Paint 502 and 504 Stairs and Landings
  - B. Citizens Insurance Inspections Report
  - C. ARC Form for Unit 115 Chiu/Alexander for balcony replacement of screens and railing — Ratify
- IX. Committee Reports — (See Item IX in Tarpon Club Agenda)
- X. Membership Comments — (See Item X. in Tarpon Club Agenda)
- XI. Adjournment

Submitted by: *Carla Maciag*, Board Secretary