

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

**MONDAY, JANUARY 20, 2025
500 South Florida Avenue, Tarpon Springs, FL 34689
Join Zoom: gulffrontlagoon.org — ID: 834 5144 8183 — Passcode: 86809**

- I. Call to Order
 - II. Establish A Quorum
 - III. Approve and Waive the Minutes of the October 2024 Meeting
 - IV. President's Report — Luby Sidoff
 - A. Roofing Project Update
 - B. Several Leaks in Both Buildings
 - C. Owners' Keys in the Lock Boxes
 - D. All Renters are Required to go through a Vetting Process and Approval by the Board
 - V. Treasurer's December 2024 Reports — Doug MacEachen
 - VI. Amer-Tech Management Report — Magda Hatka
 - A. Roofing Project
 - 1. Special Assessment Update and Fines
 - 2. Post to Web Site: Proposals, Contract, Notice of Commencement and other forms
 - 3. My Florida Condo Grant — Assist and send info to Doug and Stephanie
 - B. Condo Legislation Spotlight House Bill 1021
 - 1. Board Education Requirements — Send Information to Board on Required Classes
 - 2. Hurricane Protection Policy — Assist Carla and Luby with required information
 - C. Updating Our GFL Owners' Directory — Assist Carla and Stephanie with Owner's Info
- Forms
- VII. Old Business
 - A. Roofing Project and What to Expect During Construction — Luby (Attachment)
 - B. Elevator Issues — We may want to consider researching other elevator service companies
 - 504 Lighting
 - 502 First Floor Down Button
 - C.
 - NaturZone Pest Control and Bat Netting Update
 - Next Garage and Discount Spot Treatment for Owners
 - D. Pressure Washing of Balcony Walkways for 502 and 504
 - E. Architectural (ARC) Form Requests — All have been approved previously
 - Kervrann #242 for Replacement of AC on Roof
 - Dupuy #112 for Replacement of AC on Roof
 - Pearson #143 for Master Bathroom Renovation — Ratified, in progress
 - Pearson #143 for Three (3) Clear Choice Replacement Windows
 - Revello #141 for Removal and Replacement of Patio Flooring
 - Rivers #134 for Hot Water Heater Replacement
 - Maciag #144 for Replacement of Damaged Lanai
 - Sidoff #125 for Railing and Lanai Glass Enclosure
 - Sidoff #125 for Replacement of Lanai flooring
 - F. Update: Hurricane Helene and Milton Preparation and Aftermath

- Large pine tree that fell into northwest side of building 502
- Update on getting quotes to replace about 30 feet of railing for 1st and 2nd floors

VIII. New Business

- A. Board Preparations for Roofing Project
 - 1. Inform Owners of Inspection of Units in both buildings
 - 2. Lock Boxes with All 40 Unit Keys
- B. Updating Owners' Information Directory
- C. Leaks in Both Buildings — (Tom Annas)

IX. Committee Reports — See Tarpon Club Agenda

X. Adjournment:

Submitted by: *Carla Maciag*, Board Secretary