

GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.
MINUTES
MONDAY, APRIL 21, 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 — 4:01 p.m.
- II. Quorum Established — All Board Members Present: Luby Sidoff, Mike Mahoney, Doug MacEachen, Stephanie Stiles and Carla Maciag. There were three (3) owners present and two (2) joined on Zoom. Also present was Magda Hatka from Ameri-Tech Property Management.
- III. Approve and Waive the Reading of the Minutes of the March 2025 Meeting
Motion: was made and seconded to approve and waive the reading of the March 2025 Minutes was unanimous
- IV. Treasurer's March 2025 Report — Doug MacEachen
End of Month Cash on Hand is \$82,184. Monthly Expenses were \$11,531, which is \$934 over budget. For the year we are \$7,640 over budget. Total Reserve is \$410,818, of which \$75,299 is Deferred Maintenance, of which \$65,212 is Special Assessment.
Noted explanation for amount over budget, were unexpected expenses from the damage of the three major hurricanes of the 2024 season; which included the falling of a large tree into building 502, which is still under repair causing extensive damage to the railings. Also noted was a tax payment and attorney fees for reviewing the roofing company contract. Payment of \$222,412 was made to Service Works Roofing for the Special Assessment.
Motion: was made and seconded to accept the Treasurer's March 2025 Report was unanimous
- V. President's Report — Luby Sidoff
- A. Roofing Update — Roofing balance due is \$62,592 after 3rd payment of \$27,520 this week. The final 15% of the balance is to be paid upon final walk through, but not until all permits are closed. Tom Annas and John Warmen will assist Luby and board members with final walk through where they will note all questionable inconsistencies on the roof. Mike Long, our roofing consultant, will perform his inspection when job is 100% complete.
Building 502 and 504 Updates: Copings are currently being installed, as well as gutters, and pop-up hoods for the HVAC wires are currently being built. Metal doors with insert windows for the attics will arrive in early May for installation.
As we approach completion, we have been asked to sign-off on the HVAC work, so we are asking all unit owners to test their HVAC systems, heat and air conditioning. **Magda will send all unit owners an E-mail to test their HVAC systems, air conditioning and heating, and inform her of any problems by Friday, May 5th.**
- B. Future 2025 Board of Directors Meeting Dates:
Monday, May 19th
Monday, June 16th
Monday, July 14th - This is on the 2nd Monday; one week early
August - There is no Board Meeting
Monday, September 15th
September 29th at 1:00 - Budget Workshop in New Port Riches Office
Monday, October 20th - Budget Meeting at 3:00, BOD Meeting at 4:00 in New Port Richey Office
Tuesday, November 18th - Annual Membership Meeting at 6 p.m. in the Clubhouse
December - There is no Board Meeting

- VI. Ameri-Tech Management Report — Magda Hatka
- A. March Walkthrough Results:
- Found exposed screening under gravel at 504 entry; recommend replacing gravel
 - 504 Bahia grass at garage side entry, is turning brown; recommend replacing with dune grass; and check with Landmark Nursery for “Florida Friendly” plants; Marie and Doug to research feasibility and cost
 - Erosion at bottom of 502 northwest side; replace with plants or gravel as erosion may get worse
 - Next Walkthrough is on Monday, May 19th at 3: p.m.
- B. - Next Garage Bug Spraying is on Monday, May 19th in a.m. E-mail Magda to get on schedule
- C. - Notices and Ballot Packets for the Annual Meeting will be sent out by October 6th
- D. - **Magda will be sending all unit owners an E-mail this week requesting them to test their HVAC systems ASAP; as the Board will be signing off on the completion of the electrical portion of the roof contract work. Action is required by Friday, May 5th.**
- VII. Old Business
- A. Roofing Update — Wind Mitigation Report is required by Citizens Insurance; Mike Long will handle this at a reasonable price of \$250
- B. Bats and Pest Control — Nature Zone will be here on August 18th to foam fill roof bat habitats. They will use elevator lifts to reach the roof.
- C. 504 Elevator Squealing noise is scheduled for \$4,800 grease-repacking repair this week
- D. Railings Repair Update — Mary Lane Iron Works expects railings to be ready in three weeks
- E. Hurricane Plan — Carla
- The BOD Hurricane Plan of Action — Carla reported it’s in a draft stage and is working with Tom A., Lucy K., and the Degan on detailed instructions. A draft will go out to Magda, Board Members and GFL contributors for proofing in a few weeks before hurricane season begins.
- F. Citizens Insurance Inspection Report from February 2025 — Luby to send photos showing repairs to: missing gutters, emergency lights, and cracked roof mansard tiles
- VIII. New Business
- A. Pressure Wash and Paint 502 and 504 Stairs and Landings — Magda to get bids
- B. Paint 502 and 504 Walkways and Areas Around Elevators — Magda to get bids
- C. Welcome to our new resident, Lynn Barrett, who is renting Unit 222, Ijaz
- IX. Adjournment — 4:48 p.m.

Submitted by: *Carla Maciag*, Board Secretary