

GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.
MINUTES
MONDAY, March 17, 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 — Luby Sidoff, Stephanie Stiles, and Doug MacEachen. Mike Mahoney joined on Zoom and Carla Maciag was an excused absence. Membership present was eight (8); three (3) were at the meeting and five (5) were on Zoom. Also present was Magda Hatka, LCAM, Ameri-Tech.
- III. Approve and Waive the Reading of the Minutes of the February 2025 Meeting
Motion: was made and seconded to approve and waive the reading of the February meeting was unanimous
- IV. Treasurer's February 2025 Report — Doug MacEachen
 - A. Move reserve funds to correct categories
 - B. Accept the Treasurer's February 2025 Report
End of month cash on hand was \$77,200.35. Monthly expenses were \$15,774.81, which was \$5,178.04 over budget. For the year we are \$6,706.71 over budget. Total Reserves is \$621,384.27; of which \$72,328.42 is Deferred Maintenance, and of which \$287,625 is Special Assessment.
Explanation: \$3,980 payment was for Building 502 broken railings.
Motion: was made and seconded to accept the Treasurer's February Report as read was unanimous
- V. President's Report — Luby Sidoff
 - A. Update on Streamlining Complaints
 - All community member complaints should be e-mailed to Magda, not Luby
 - Luby will address all issues concerning roofing complaints
 - B. Roofing Update
 - i). Building 502
 - Finishing touches are being made as: adding more walk pads, caps, coping, and installing metal doors to access roof
 - Consultant, Mike Long, inspected the roof and found a bubble in one area and requested the roofers fix it.
 - ii). Building 504
 - Construction began two weeks ago and is going very well so far. All a/c units are up on the new racks.
 - Mike Long gave us a written report on the progress of both roofs; which will be posted on our GFL Website.
 - Another payment is due to the roofers next week.
 - There is an issue with debris blowing off the 504 roof and there is still some roofing debris on the grounds around building 502. Luby has addressed these concerns with the roofing company.
- VI. Ameri-Tech Management Report — Magda Hatka
 - A. Roofing Assessment Update — All Special Assessments for the roofing project have been paid with the exception of \$2,400. Only one owner still owes one payment per board approval.
 - B. Next Walkthrough is on Monday, April 21st at 3:00 p.m.
 - C. Tom Z replaced drywall in unit 142
 - D. Tom Z will also repair ceiling hole in unit 145
 - E. Tom Z noticed a leaking spigot above hot water pipe in unit 142 and sent Magda photos of the rusted and damaged pipe. He stated unit owner refused to have pipe fixed. Luby advised Magda to send a letter to owner stating pipe must be fixed by owner.

VII. Old Business

A. Roofing Project and A/C Update and Inspections

1. 504 fourth floor owners' ceiling inspections—Complete—Special thanks to Tom A and Lucy K
2. 504 Lock Box Entry Keys Inventories — Letters were sent to two (2) owners with missing keys, units #213 and #231, stating Florida Statute 718 and our code documents state each unit owner must leave an entry key with the Board for emergency use. (Luby will be changing the lock box code.)
3. 502 Air Conditioner Purchasers must sign off that their HVAC system is working correctly by March 28th. Please test your unit so you can sign off.
 - 504 Air Conditioner Purchasers need to sign off in April that their units are working correctly
4. Elevator Issues — Screeching noise as elevator ascends to 4th floor. TK Elevator will fix at the discounted rate of \$4,780; we have \$17,000 in our elevator reserves; Luby requested we hold off on this right now, as the estimated two-day elevator repair would delay the roofing construction.

Motion: was made and seconded to not pay more than \$5,000 to fix the elevator in Building 504; which is to be repaired after the majority of the roof is completed, was unanimous

B. Updated Elevator Emergency Sheet with Instructions — has been posted in elevators

C. NaturZone Pest Control

- Bat Netting was removed before roof construction and will not be replaced; the openings will be filled to keep bats out, and copings will be sprayed with foam
- Spraying Service — Is always the 3rd Monday of the month; the next \$45 unit discounted spot treatment is April 21st in the a.m. E-mail Magda to get on the list at: mhatka@ameritechmail.com

D. Update on 502 1st and 2nd Floor Railings — Parts have been received by Mary Lane and the company is working on our order

E. Follow-Up Alpha Foundation Inspection — We have a 5-year warranty; they will return to spray more foam under steps in building 504 to take care of critters getting into open spaces; Alpha gave us a bid of \$2,803 to fix the entrance landing to building 502; we will address this at the April meeting

F. Citizens Insurance Inspection Report from February 2025 — They came and took photos in February; however, no report has yet been received

VIII. New Business

A. Pressure Wash and Paint 502 and 504 Stairs and Landings — Magda to get quotes to pressure wash and paint both building landings and steps. Luby to check on Ed DuPuy, unit 112, to see if he can pressure wash for free.

B. Citizens Insurance Inspections Report — (See VII. F.)

C. ARC Form for unit 115 Chiu/Alexander for balcony replacement of screens and railing —Ratified

IX. Committee Reports — (See Item IX. in Tarpon Club Agenda)

X. Membership Comments — (See Item X. in Tarpon Club Agenda)

XI. Adjournment — 4:46 p.m.

Submitted by: *Stephanie Stiles and Carla Maciag*, Board Secretary