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**TARPON CLUB, INC.**

**MINUTES**

**5:00 p.m.**

**MONDAY, JANUARY 20, 2025**

**500 South Florida Avenue, Tarpon Springs, FL 34689**

**Join Zoom: [gulffrontlagoon.org](https://gulffrontlagoon.org) — ID: 834 5144 8183 — Passcode: 86809**

- I. Call to Order — 5:15 p.m.
- II. Establish A Quorum — Board Members present: Luby Sidoff, Stephanie Stiles, Doug MacEachen, Mike Mahoney and Carla Maciag. Also present were Magda Hatka, from America Tech, six owners; and two owners were on Zoom.
- III. Approve and Waive the Reading of the Tarpon Club Inc. Minutes of the October 2024 Meeting  
**MOTION:** was made and seconded to approve and waive the reading of the Minutes of October 2024 Minutes was unanimous.
- IV. President's Report — Luby Sidoff
  - A. Christmas Decorations — The additional lights made for a nice showing and the Board would like to thank all the volunteers.
  - B. Edds Incident — A conflict occurred between one of our owners and the son of the Ciccarelli family, who own the property adjacent to building 504. We will be looking into our property line and ask owners to stay clear of our neighbor's property.
  - C. Coyote Alert — There's been many sightings of a thin, mangey-looking coyote; take caution, especially when walking dogs and accompanying children, keep dumpster doors closed at all times, and please do not feed the animals or throw food items off your patios or walkways.
  - D. Drought Conditions — Our grass is looking dry; we're adjusting and repairing sprinklers
  - E. Flag Lowered to Half-Staff in Honor of President Jimmy Carter — Thanks Kevin and Carla
- V. Treasurer's December 2024 Reports — Doug MacEachen  
End of month Cash on Hand was \$3,691.13. Monthly Expenses were \$4,437.50 which was \$1,440.61 under budget. For the year, we are \$34,927.38 over budget. Total Reserves are \$129,462.97 of which \$3,404.12 is Deferred Maintenance.  
**MOTION:** was made and seconded to accept the December Treasurer's Report, was unanimous
- VI. Ameri-Tech Management Report — Magda Hatka
  - A. Condo Legislation Spotlight House Bill 1021 (2024 Legislation Updates)
    1. Education requirements for board members — Share info on classes with board members
    2. Create a Hurricane Protection Policy to Existing Architectural Standards in our R&Rs — Collaborate with Luby and Carla to complete a Report by May 2025 before hurricane season
  - B. Find on Our Web Site— Roofing Proposals, Contract, Notice of Commencement and Other Forms
  - C. Next Walkthrough — Wednesday, February 17th at 3:00; meet at the clubhouse
- VII. Old Business
  - A. Approve the Annual Membership Meeting Minutes of November 2023  
**MOTION:** was made and seconded to approve and waive the reading of the November Annual Membership Meeting of November 14, 2023, with the correction that “the proposed Amended changes to the Tarpon Club Documents did not pass by the required  $\frac{2}{3}$  vote,” was unanimous
  - B. Clubhouse Insurance Update — Clubhouse reopened on November 2, 2024 as Citizens Insurance Policy and other policies went into effect. Several events were held in December and January.

- C. Pontoon Boat Lifted Onto Pilings — Pontoon was removed from the piling; owner struggled to find a company, and now has been given a 60-90 day timeframe to replace the piling
- D. Picnic Tables — Only one table was salvageable, thanks to Kevin, Luby, and Tom
- E. Storage Shed — We're considering the placement of pipes to roll it to another location

VIII. New Business

- A. Clubhouse Electricity — Lantakos Electric, who did our rewiring, will be contacted to attend to outlets not working in the exercise room and Fation will be contacted to repair the heating issue
- B. Hurricanes Milton Damage:
  - 1. Large Pine Tree Fell on Northwest Side of Building 502 — Has been removed; complete
  - 2. Damage to Railing From Falling Tree at Unit #112 and #122 — Replacement pricing range from \$6,300 to \$15,000 if the required post size can be found — Luby is on top of it
  - 3. Island Lighting — Electrical issues from storms to be repaired to dark areas, as the board agreed not to spend funds on new lighting purchases to keep costs down
  - 4. Property Debris Cleanup and Removal — Complete
  - 5. Fishing Dock Previously Repaired by Triad Engineering was Again Damaged — Luby to check on our warranty and ask Triad to evaluate damage and possible cost of repairs
- C. Trim the Oak Tree Over the 502 Walkway — Marie Degan — Luby or Doug to contact Evans and Filipe to meet with Marie to give her a plan she can bring to the Board for approval
- D. Kayak Rack Rebuilding — Two Proposals, from Kevin Walker and Dave Schuring, were brought to the Board for the construction of a new kayak rack, to replace the one lost in the hurricanes.  
**MOTION:** was made and seconded for Luby, Mike, Kevin, and David to form a Kayak Committee, and return to the Board with an agreed upon kayak rack design and a location and means of payment, was unanimous

IX. Committee Reports

- A. Landscaping Committee — Marie suggested trimming of trees at 502 so landscaping crew can get through to mow and trim trees as needed — Luby will contact John Evans for pricing
- B. Maintenance Committee — Mike made recommendations to light dark areas on the island with low voltage and/or solar lights
- C. Social Committee
  - Carla made a plea for volunteers to coordinate social events and sign up on the sheet in the elevators
  - Luby will be coordinating the Super Bowl Sunday social event on February 9th

X. Membership Comments and Suggestions for Next Meeting Agenda

XI. Adjournment: 6:11 p.m.

Submitted by: Board Secretary