

**TARPON CLUB, INC.**  
**MINUTES**  
**5 P.M.**  
**MONDAY, APRIL 21, 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 — 4:49 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 \$4,716. Monthly Expenses is \$5,173, which is \$987 under budget. For the year we are \$1,866 over budget. Total Reserve is \$144,706, of which \$5,566 is Deferred Maintenance. Noted explanation for amount over budget, were unexpected expenses from the damage to the property from the three major hurricanes of the 2024 season and electrical system replacement in the Clubhouse.  
**Motion:** was made and seconded to accept the Treasurer's March 2025 Report was unanimous
- V. President's Report — Luby Sidoff
  - A. Future 2025 Board of Directors Meeting Dates:  
Monday, May 19<sup>th</sup>  
Monday, June 16<sup>th</sup>  
Monday, July 14<sup>th</sup> - This is on the 2<sup>nd</sup> Monday; one week early  
August - There is no Board Meeting  
Monday, September 15<sup>th</sup>  
September 29<sup>th</sup> at 1:00 - Budget Workshop in New Port Riches Office  
Monday, October 20<sup>th</sup> - Budget Meeting at 3:00, BOD Meeting at 4:00 in New Port Richey Office  
Tuesday, November 18<sup>th</sup> - Annual Membership Meeting at 6 p.m. in the Clubhouse  
December - There is no Board Meeting
- VI. Ameri-Tech Management Report — Magda Hatka
  - A. April Walkthrough — Dead palm tree behind our entry sign needs to be removed; wooden boards on the dock need replacement; Mike recommends we consider vinyl/marine material board for replacement in the 2026 budget; will contact Tom Z to fix several boards and spray paint board replacements on the bridge  
Next Walkthrough — Monday, May 19<sup>th</sup> at 3:00; meet in the clubhouse
  - B. Brighthouse 2025 Network Cable Contract — There will likely be a 6% monthly increase, which is \$4 per unit per month; owners may add on to the contract as they wish; Stephanie, Mike and Doug to review
  - C. Contact Tom Z to: hang hooks for dining room drapes; hang paper towel dispenser in men's exercise room, install shower head in women's exercise room, and replace the guest bathroom lock in the Clubhouse

- VII. Old Business
  - A. Kayak Rack Rebuilding — Mike will get together with Kevin; Tom Z can possibly do some construction work
  - B. Displaced Pilings Update — Mike reported he is next in line with the local pilings company
  - C. Pressure Wash Clubhouse Roof — Completed, and while it isn't perfect, it's so much better than it was; cost: \$700
  - D. Tarpon Club Amendment to Section 11 — Amendment passed with a 2/3<sup>rd</sup> vote, 29 Yes, 9 No, and 2 abstentions. It has been certified with the Clerk of Court for Pinellas County.
- VIII. New Business
  - A. Pool BOH Inspections — The pool was shut down twice for chemical imbalance; a leak is suspected as the overflow meter keeps running, causing the pool to loose chemicals; Frank said he may need to send divers down to investigate and repair the leak
  - B. ARC Change Request for Dock Box for Rivers; same size replacement — Ratified by the Board
- IX. Committee Reports
  - A. Landscaping Committee — Doug and Marie  
The falling tree took out plants and has created erosion exposing the bottom portion of building 502; committee requests 28 replacement plants; looking at several options including gravel; visitor entry of 504 needs replacement of plants, mulch and or gravel; board recommends we can do both 502 and 504 in stages with consideration to costs; Luby and Magda to view both sites after today's meeting; both walkways need power washing
  - B. Social Committee — Saturday, May 3 at 5p.m. is our Cinco de Mayo Celebration: build your own tacos and margarita tasting hosted by Carla and John Maciag; see notice for details
  - C. Clubhouse Supplies — Carla to take an inventory of the Clubhouse supplies and purchase as needed; and asked Magda to contact Tom Z for minor repairs in the Clubhouse (See VI.C. above)
- X. Membership Comments and Suggestions for Next Meeting on May 19<sup>th</sup>, 2025
  - A. Mulching
  - B. Tree Trimming
  - C. Additional Items for the 2026 Budget
- XI. Adjournment — 5:26 p.m.

Submitted by: *Carla Maciag*, Board Secretary