

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

MONDAY, FEBRUARY 17, 2025

500 South Florida Avenue, Tarpon Springs, FL 34689

Join Zoom: gulffrontlagoon.org — ID: 835 5144 8183 — Passcode: 86809

- I. Call to Order — 4 PM
- II. Establish A Quorum — Board Members Present were: Lucy Sidoff, Doug MacEachen, Stephanie Stiles, and Carla Maciag. Mike Mahoney had a work obligation. Also present were Magda Hatka from Ameri-Tech and five (5) homeowners. Four (4) owners joined on Zoom.
- III. Approve and Waive the Reading of the Minutes of the January 20, 2025 Meeting
MOTION: was made and seconded to approve and waive the reading of the January 20, 2025 Minutes was unanimous
- IV. Treasurer’s January 2025 Report — Doug MacEachen
End of month cash on hand was \$83,697. Monthly expenses were \$12,125, which was \$1,528 over budget. For the year we are \$1,528 over budget. Total reserve is \$755,693; of which \$69,357 is Deferred Maintenance; of which \$433,200 is Special Assessment funds.
MOTION: was made and seconded to accept the January 2025 Treasurer’s Report was unanimous
- V. President’s Report — Luby Sidoff
 - A. Roofing Project Update and Timeline
 - Work preparations began on Monday, February 3rd with new Air Conditioner installations
 - All 20 a/c units have now been lifted 18” above the roof surface; as required
 - Concrete on 502 roof was in good condition so far, with ¾ of old material removed and new thermostat wiring installed to each unit has been completed.
 - Consultant, Mike Long, has conducted a first inspection and reported all is going well; he will conduct a second inspection on Thursday, February 20th
 - Service Works Manager will also be here on February 20th to prepare for removal and replacement of sliding glass doors in the attic with metal doors
 - B. DBH Air is offering discounted rates for new HVACs — Contact DBH Air if you’re interested
 - C. For unoccupied units, the Board has deputized Tom Annas and Lucy Kolovos to allow unit access and house sit during a/c work and for inspection of 4th floor unit ceilings; **construction work on the 504 roof will begin on Monday, March 3rd. Look for a “Roofing Update” in the elevator.**
 - D. Pre-inspection of 4th floor ceilings will be conducted on Thursday, February 27th at 8:30 a.m.
 - E. Parking Issues — The crane for 504 will be put in place the week of March 3rd and prior notice will be posted; due to the construction inconvenience, you may wish to park in visitor spots; those needing assistance with backing out vehicles or reversing vehicles may want to contact a board member or a neighbor for help
 - F. Special thanks to Tom and Kevin for on-going repairs on the property
 - G. Broken Water Pipe on 502 Roof — was broken while removing the bat netting to allow for roof construction; AB Nova, our fire extinguisher and fire sprinkler company, has repaired the rusted sprinkler pipe from near the 4th floor fire hatch, which will be capped off
 - H. Streamline complaints and issues around the property — Please email Magda Hatka, Ameri-Tech, to register items needing care or repair, at: “mhatka@ameritechmail.com” Your cooperation is much appreciated. It’s okay to call Luby or other board members regarding any roofing issue.
- VI. Ameri-Tech Management Report — Magda Hatka
 - A. Roofing Project — (See President’s Report above)
 - B. Hurricane Preparation Guide — Carla and Marie Degan will collaborate on writing a Guide for use by this and future boards; Policy Guidelines was for HOA’s, not condominiums
 - C. Updating Our GFL Owners’ Directory — Carla will compile a Directory for Board Member use

VII. Old Business

- A. Roofing Project and A/C Update and Inspections— Mike Long, FLRCIS, our Roof Consultant, has made an initial inspection and will be here again on Thursday, Feb. 20th for his second inspection; look for a full report on our Web Site for owners
- B. Elevator Issues — Meeting with TKE Representatives
- 504 Lighting in cab — Tom has brighter lights on backorder (lighting is not assumed by TKE)
 - 504 Squealing noise — has been repaired - complete
 - 502 First floor down button — has been repaired - complete
 - Call Box change from 3-King to Max Link
- MOTION:** was made and seconded to install the new call boxes failed to pass due to installation expense, was unanimous
- Kevin Woodbridge, City of Tarpon Springs Fire Marshal, advises us to call “911” on a cell phone if we get stuck in the elevator. The Fire Department will arrive with an ambulance. There is no charge for this two-tiered service; however, if a person gets in the ambulance, there will be a charge for the ambulance service. He also advises a board member to join the elevator rep on his next elevator monthly check and have him test the red button so we can get a real time response. An Emergency Info Sheet will be hung in the elevators.
 - Elevator A/C maintenance and Service Contract Renewal at a 3-4% increase for 2025
- MOTION:** was made and seconded to renew the three-year service contract with TK Elevator with a Platinum Plus Service Agreement, which includes unlimited calls; nights and weekends, and bi-monthly elevator service checks, at the same rate of \$16,785 for 2025 and a three to four percent increase for 2026 and 2027, was unanimous
- C. NaturZone Pest Control
- Bat Netting — has been removed for roof construction; they will visit and look at the options other than netting to fix the bat problems
 - Next garage service and \$45 discounted Spot Treatment for owners will be on Monday, March 17th in a.m.; email Magda to get on the list at mhatka@ameritechmail.com
- D. Update on 502 1st and 2nd Floor Railings; Received three (3) Quotes
- MOTION:** was made and seconded to approve the agreement Mary Lane Wrought Iron Company, the lowest bidder with a completion date expected in 4-6 weeks, to produce, shape and install the walkway railings for \$6300 for building 502, was unanimous

VIII. New Business

- A. Board Preparations for Roofing Project in Building 504
1. Inform 504 fourth floor owners of ceiling inspections currently scheduled for Thursday, February 27th at 8:30 a.m.
 2. Lock Box to store all 504 unit keys required for new a/c wiring from the roof to each unit’s thermostat; electricians will be here two days prior to the construction crew
 3. A/C may be shut off for up to 24 hours
- B. Citizens Insurance Inspections Report — Insurance rep was on the property taking photos of both buildings and the clubhouse, and will send us the Inspection Report; which will be posted to the owners’ Site on the Web Page
- C. Owners’ Information Directory — Carla will be updating and issue to the Board
- D. Vendor List — Carla, Lucy K, and Magda will update for Board use

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

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

XI. Adjournment — 5:11 p.m.

Submitted by: *Carla Maciag*, Board Secretary