

GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.
MINUTES
4:00 p.m.
MONDAY, JANUARY 20, 2025
500 South Florida Avenue, Tarpon Springs, FL 34689
Join Zoom: gulffrontlagoon.org — ID: 834 5144 8183 — Passcode: 86809

- I. Call to Order — 4:00 p.m.
- II. Establish A Quorum — Board Members Present: Luby Sidoff, Stephanie Stiles, Mike Mahoney, Doug MacEachen and Carla Maciag. Also present were Magda Hatka from Ameri-Tech, six owners, and two owners were on Zoom.
- III.
 - A. Approve and Waive the Reading of the Minutes of the October 2024 Meeting
MOTION: was made to approve and waive the reading of the Minutes of the October 2024 Meeting, was unanimous
 - B. Approve and Waive the Reading of the Minutes of the November 2023 Meeting
MOTION: was made and seconded to approve and waive the reading of the Minutes of the November 2023 Annual Membership Meeting with the following corrections to Section 11 of the Declaration: “The proposed Amended changes to the Tarpon Club Documents, did not pass by the required $\frac{2}{3}$ vote,” was unanimous.
- IV. President’s Report — Luby Sidoff
 - A. Update on Roofing Project Start Date Change to Tuesday, Feb. 4th— See attached Information Sheet: Notice to Residents*
 - B. Several Water Leaks in Both Buildings — Repairs to several hot water pipes inside several unit walls and ceilings required water to be shut off first in the unit, then in the column of units, before shutting off water to the entire building. Any leaks within the unit and pipes behind walls, are the expense of the unit owner.
 - C. Owners’ Keys in the Lock Boxes — Preparations for the Roofing Projects require inspection of all 4th floor units before and after construction, and the rewiring of all HVAC units; therefore, it is imperative owners’ keys in the lock boxes are current. Board members need to conduct a key entry check before the project start date of February 3rd.
 - D. All renters are required to go through a vetting process and receive approval by the Board These should be processed through Magda and Ameritech.
- V. Treasurer’s December 2024 Reports — Doug MacEachen
End of month cash on hand was \$83,906.73. Monthly Expenses were \$8,398.72, which was \$1,123.03 under budget. For the year we are \$11,936.69 over budget. Total Reserves is \$560,384.69 of which \$66,386.18 is Deferred Maintenance, and the roofing project Special Assessment balance is \$249,599.00.
MOTION: was made and seconded to approve the December 2024 Treasurer’s Report was unanimous
MOTION: was made and seconded to deposit one dollar (\$1.00) annually into our Bank United Account, in order to keep from acquiring an \$15 inactive fee, was unanimous
MOTION: was made and seconded to table the moving of 2025 insurance funds over to an interest account before funds are needed, was unanimous

VI. Amer-Tech Management Report — Magda Hatka

A. Roofing Project

1. Special Assessment Update

- a. All Final Payments are due on Saturday, February 1, 2025
 - b. Collection efforts for late payments and non-payments will begin immediately after February 1. Failure to pay the assessment will result in a lien and ultimately foreclosure if not paid. It is not optional.
 - c. Any attorney's fees will be applied if incurred
 - d. We're in good shape for making our first installment to the roofing contractor
 - e. Apologies from Ameritech for the delay in the posting of some payments
 - f. This is a good time to get a new HVAC as AC contractor is offering a huge discount if done at the same time as mounting of units on the stands. An information pop-up is on our Site. This offer is time sensitive as there is a 50% deposit before job begins.
2. Proposals, Contract, Notice of Commencement and other forms are on our WebSite
3. My Florida Condo Grant — Grant monies were gone within the first 24-hours. We will apply as state allocates additional funds. Assist and send info to Doug and Stephanie as received

B. Condo Legislation Spotlight House Bill 1021

1. Board Education Requirements — All Board Members have completed the required four-hour training. Magda will forward any additional info to Board Members
2. Hurricane Protection Program — Assist Carla and Luby with required information on informing owners on how to better prepare and protect their property against hurricanes

C. Updating Our GFL Owners' Directory — Assist Stephanie and Carla with Owners' Directory Info Forms; there is an email exclusion

VII. Old Business

A. Roofing Project and What to Expect During Construction — Luby (See Attachment)*

B. Elevator Issues — We may want to consider researching other elevator service companies to obtain better service reliability before contract expires. Hurricanes created many elevator issues in our area.

- 504 Lighting — switched from red to a white light; still needs work
- 502 First Floor Down Button — 1st floor call button is still not working

C. - NaturZone Pest Control — Additional 4th floor bat netting seems to be working
- Next Garage and Discount Spot Treatment for Owners — February 17th a.m.

D. Pressure Washing of Balcony Walkways for 502 and 504 — Complete

E Architectural (ARC) Form Requests — All have been approved previously

- Kervrann #242 for Replacement of AC on Roof — Complete
- Dupuy #112 for Replacement of AC on Roof — Complete
- Pearson #143 for Master Bathroom Renovation — Ratified, in progress
- Pearson #143 for Three (3) Clear Choice Replacement Windows — Ratified
- Revello #141 for Removal and Replacement of Patio Flooring — Complete
- Rivers #134 for Hot Water Heater Replacement — Complete
- Maciag #144 for Replacement of Damaged Lanai — Complete
- Sidoff #125 for Railing and Lanai Glass Enclosure — Complete
- Sidoff #125 for Replacement of Lanai flooring — Ratified

F. Update: Hurricane Helene and Milton Preparation and Aftermath

- Large pine tree that fell into northwest side of building 502 — Removal Complete
- Quotes to replace about 30 feet of railing for 1st and 2nd floors — Pricing varies from \$6,300 to \$15,000; issue with finding width of the posts; once materials received it must be shaped to match existing railing and that may take up to three months

VIII. New Business

- A. Board Preparations for Roofing Project**
 - 1. All 4th floor units will be inspected before and after construction
 - 2. HVAC contractor requires Board to have access to all 40 unit entry keys in case problems occur during mounting and rewiring phase (we do not want to pause construction)
- B. Updating Owners' Information Directory — Stephanie and Carla will compile**
- C. Leaks in Both Buildings — We're experiencing recent issues with hot-water pipes; those occurring inside your unit is your responsibility; exterior leaks will be repaired by the Association**

IX. Committee Reports — See Tarpon Club Agenda

X. Adjournment: 5:04 p.m.

Submitted by: *Carla Maciag*, Board Secretary

*Attachment: Notice to GFL Residents (Roofing Project — What to Expect During Construction)