

**TARPON CLUB, INC.
MINUTES**

MONDAY, FEBRUARY 17, 2025

500 South Florida Avenue, Tarpon Springs, FL 34689

Join Zoom: gulffrontlagoon.org — ID: 834 5144 8183 — Passcode: 86809

- I. Call to Order — 5:11 p.m.
- 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 20th Minutes with the correction of the date as January 20, 2025, was unanimous
- IV. Treasurer’s January 2025 Report — Doug MacEachen
End of month cash on hand was \$1,709. Monthly Expenses were \$10,468, which was \$4,307 over budget. For the year we are \$4,307 over budget. The Reserve is \$134,583 of which \$4,158 is deferred maintenance. Over budget items are the result of making repairs from the hurricanes and repairs associated with the roof construction: Evans Landscaping \$2000; NatureZone \$1400; Lontakos Electric \$2750.
MOTION: was made and seconded to accept the January 2025 Treasurer’s Report with explanations, was unanimous
- V. Presidents Report — Luby Sidoff
 - A. Streamline Reporting, Requests, Complaints — If you see something on the property needing attention or repair, please email your request to our property manager, Magda Hatka at: mhatka@ameritechmail.com
 - B. Shed on Alexander Lane — Tom, Kevin, and Luby rolled the shed and lifted it into place on cinderblocks; we’re going to need to replenish some tools that were lost or damaged
 - C. Several More Improvements in Clubhouse
 - Heating — Repaired by Fation, ACHV Services
 - Work-Out Room — Some remodeling of equipment in place in ladies exercise room
 - New T.V. was Donated by the Degan’s — We still need to buy a mount and hang it in ladies exercise room to be operated on ROKU streaming service
- VI. Ameri-Tech Management Report — Magda Hatka
 - A. Next Walkthrough — Monday, March 17th at 3:00; meet in the clubhouse
 - B. Deferred Maintenance — Be aware there is only \$3500 left in line-item budget; Doug, Treasurer, recommends moving and using our “Reserve Interest” account to build up those reserves
 - C. Divot in 504 concrete steps — Repaired by Kevin (to turn in invoice)
- VII. Old Business
 - A. Clubhouse Electricity — Two electric outlets needed replacement — complete
 - B. Hurricane Damage
 1. Island Lighting — Electrical issues from storms have been repaired; the Board agreed to continue maintenance upkeep on island; however, not to spend funds on additional lighting purchases
 2. Fishing Deck Proposal from Triad Engineering — Currently under review and consideration

- C. Kayak Rack Rebuilding — Mike Mahoney
Many details to be worked out: location, space, cost, and necessary approvals
MOTION: was made and seconded to Table this item until the March meeting, was unanimous
 - D. Displaced Pilings — Mike is still awaiting for a schedule date
- VIII. New Business
- A. Pressure Wash and Clean Clubhouse Roof — We received three (3) bids and chose the lowest
MOTION: was made and seconded for Magda to contact K.J. Pressure Washing to inquire about warranty for removing mold and staining on roof at \$1125 this year and \$450 next year, was unanimous
 - B. Purchase of a New BBQ Grill — Jim Rivers will turn in an invoice to Magda for partial reimbursement for the purchase of the grill; the board will pay for refilling of gas tanks from petty cash; reminder to users to pull the grill away from the wall and replace the cover after grill has cooled down
- IX. Committee Reports
- A. Landscaping Committee — Trim trees around building 502 so landscaping crew can get through to mow as needed; Marie and Mark placed test sprinkler rings on problem areas; Doug will purchase additional sprinkler rings at \$1.78 each to be placed on all sprinkler heads for protection against mowers and weeds
 - B. Maintenance Committee — Dumpster truck damaged landscape electric solenoid; to be repaired by roof contractor; Mark Sheets, MSI Sprinklers to repair.
 - C. Social Committee
 - Super Bowl Sunday was a big hit — thanks to all who helped and to John Maciag for the on-loan neon bar sign in the game room — Luby
 - St. Paddy's Day Celebration on Saturday, March 15th — Michelle will be hosting in honor of her dad, Ray Mahoney, and will be serving corn beef and cabbage; watch for flyer
- X. Membership Comments and Suggestions for Next Meeting Agenda
- Walkway painting, building 504 after roof is completed
 - Sink faucet in the outside pool Men's Room needs repair
 - Contact Tom Z. to repair sink and hang T.V. in Ladies Exercise Room
 - Brighthouse Network Cable Contract 2025 — Mike, Doug, and Stephanie to negotiate new agreement
 - Request for items needed for the clubhouse or the property
- XI. Adjournment — 6:00 p.m.

Submitted by: *Carla Maciag*, Board Secretary