TARPON CLUB, INC.
500 South Florida Avenue, Tarpon Springs, FL 34689

MEETING OF THE BOARD OF DIRECTORS
MONDAY, NOVEMBER 2, 2026
12:00 P.M.

AGENDA

I. Call to Order

II. Establish A Quorum

III. Proof of Notice of Meeting

IV. Approval of Revised Architectural Change Form (ARC Form)

V. Approval of the Revised Rules and Regulations

VI. Approval of Re-Strapping of Selected Pool Chairs and Lounges

VII. Adjournment

Submitted by: Carla Maciag, Board Secretary

Contract Furnishings International, Inc.

P.O. BOX 11469
Bradenton, FL 34282-1469

Phone (941) 359-6900
Fax (941) 359-6935
www.contract-furnishings.com

SALES QUOTE

Date	S.O. No.
10/27/26	34924

Name / Address

Gulf Front Lagoon & Condo
c/o Luby Sidoff
500 Florida Ave
Tarpon Springs, FL 34689
727-463-0560

Ship To

Gulf Front Lagoon & Condo
c/o Luby Sidoff
500 Florida Ave
Tarpon Springs, FL 34689
727-463-0560

Terms	Customer P.O. No.	Ship Via	Est. Ship Date	OE	Sales Rep
Prepaid		Factory Truck	3-5 weeks +/-	Susan	SMH

Item	Description	Qty	Price	Amount
	RESTRAP ONLY			
*	Frame: To Be Determined Main Strap: TBD Accents: TBD			0.00
A6-Restrap Only-CHAIR	**RESTRAP ONLY**CHAIR - (2") - Use solid nylon rivets	16	57.00	912.00T
A6-Restrap Only-CHAI...	**RESTRAP ONLY**CHAISE - (2") - Use Solid Nylon Rivets	6	97.00	582.00T
0000	Shipping Charge: A6 Factory Drop Ship Direct, QT#1111-37502, QT Date: 10/27/2026, Carrier: Factory Truck	2	130.00	260.00

Upon delivery, please inspect ALL shipping cartons and packaging for any visible damage. If the packaging is visibly damaged outside, it must be opened and the product further inspected for damage inside.
If damage is found, it MUST be written on the Delivery Receipt and signed by the driver BEFORE he leaves. If damage is not documented at the time of delivery, the freight company will not honor the damage claim.
Please call our CFI office immediately if damage is found and we will initiate the freight claim on your behalf.
Phone: 941 359 6900 All Sales Final

ALL SALES ARE FINAL NO CANCELLATIONS OR RETURNS

Subtotal	$1,754.00
Sales Tax (7.0%)	$104.58
Total	$1,858.58

If you wish to proceed, please sign, date and fax to: 941-359-6935. Please send your check to the above Address or call us to pay by Credit Card.

Authorized Signature

Date

CONTRACT FURNISHINGS INTERNATIONAL
Commercial Outdoor Furniture & Umbrellas

A6-Warranty

All products are made to order and non-returnable/non-refundable.

Warranty Coverage: Covers defects in materials and workmanship with proof of purchase from the original purchaser.

Exclusions: Damage due to abuse, misuse, or natural causes (hurricanes, tornadoes, fires, etc.). Fading or discoloration from sun, cleaners, solvents, or chemical products.

Specific Warranties:

Aluminum Frame: 5 years against any structural failure from normal use. We offer a 5 year warranty from the original date of purchase on the frame. The warranty is offered for breakage against structural failure occurring during normal use.

Powder Coating: 5 years against cracking, peeling, or blistering.

Vinyl: 3 years against rivets pulling out of holes. We offer a 1 year warranty against strap breakage.

Sling: 1 year against thread unraveling, sagging, or breakage from normal use. We offer a one year warranty from the original date of purchase on the sling.

Fiberglass & Acrylic Tops: Limited warranty: A limited warranty is given by the manufacturer for the fiberglass and acrylic tops. Please contact CFI for more information.

Aluminum Punch Tops: Lifetime Warranty Covers the material itself, not the powder coating.

Proof of purchase required for all warranty claims. Exclusions may apply in specific cases, such as damage from abuse, misuse, or natural causes. For the limited warranty on Fiberglass & Acrylic Tops and any further details, contacting CFI is recommended.

GENERAL RULES AND REGULATIONS

(Revised 2026)

1. Occupancy of units is limited to four persons per unit for permanent occupants. New or additional permanent occupants will be required to have a background check.
2. Condominium living requires that each owner or resident regulate the occupancy and use of the condominium unit and the use of common areas, so as not to unreasonably or unnecessarily disturb any other resident in the occupancy and use of their condominium unit.
3. Refuse must be placed in plastic bags and tied before being placed in the chute or the trash dumpster. No loose bags of trash are to be deposited in the dumpster. Boxes must be completely broken down prior to being placed in the dumpster. Large cardboard boxes must be broken down and placed alongside the dumpster.
4. When moving in or out or when painting or remodeling your unit, debris, boxes, furniture, etc. must be disposed of by the parties moving or having the work done. Items of this nature are not to be thrown into the dumpster or inside the dumpster room.
5. Rugs, mops, cloths, brooms and vacuum bags shall not be dusted, shaken or dried from the condominium windows, walkways, balconies, railings or stairs.
6. Do not store anything in your unit or garage storage areas which may create a fire hazard.
7. Touchups of the exterior walls and doors shall always match the existing paint color.
8. All drying or hanging of clothes, towels or other unsightly objects by line, rack balconies or otherwise, which is visible outside the unit shall be prohibited.
9. Stairways and landings must not be obstructed in any manner.
10. No "For Sale" or "For Rent" signs are to be displayed outside the unit, on autos, in the elevator or in windows of units or common areas by residents or guests. They may be placed on the Association bulletin boards only. "Open House" signs may be placed on the property during the actual open house period only.
11. No commercial office or business may be operated from a resident's unit if such business generates customer traffic.
12. Residents must not allow any person to interfere with the mechanical systems for irrigation, pool, lighting, elevator, fire alarms, etc.
13. The Condominium Act (FS 718) gives the Association an irrevocable right of access to units in order to repair or prevent damage to condominium property. Residents are required to deposit a set of keys and/or their door access code to their unit in a sealed envelope with the Board of Directors. These will be maintained in a locked box. They will be utilized by the Association to gain emergency access to the unit in the unit owner's absence. The Association will make a reasonable effort to notify the unit owner prior to entering the unit and/or following up with the unit owner after entry.
14. If an owner changes their keys or access- code they must notify the board and provide updated keys or code information.
15. No keys to the clubhouse are to be provided to a non-resident. The exception being a contracted condominium commercial provider who requires access to perform their services i.e. cleaning company.

16. Any drapes, curtains, blinds, shades or other window coverings including hurricane shutters and sun blinds, placed or installed in any exterior window shall have a neutral- colored surface facing the outside.
17. No one is permitted to play, supervised or unsupervised, in garage areas, in or around parked cars or in guest parking areas.
18. The use of toy scooters, skate, skateboards, hover boards or pedal cars is forbidden for safety reasons.
19. Drones may be utilized in a safe manner for purposes of real estate listings.
20. During hurricane season all residents should remove items from open balconies and walkways that could become projectiles or a hazard in a storm.
21. Items placed on the walkway on the exterior of the units must not obstruct passage. A minimum of a four foot walkway must be maintained on all hallways as per the Fire Marshall.
22. The unit number of the condominium must be displayed either on the resident's door or on the wall adjacent to their door.
23. Nudity by any person of any age in any space on the Gulf Front Lagoon property where the person can be viewed by others is strictly prohibited. The exception is mothers breast feeding their infants.
24. Kayaks cannot be stored in the garage. Storage in the garage would be permitted during an impending storm. Contact the Board to request kayak storage on the island.
25. There will be no feeding of wildlife on the condo property. This includes but is not limited to tossing food off of balconies. Doing so endangers both residents as well as owner's pets.

SWIMMING POOL

The swimming pool is for the exclusive use of owners in good standing, residents, tenants and their guests. The pool is to be used only between dawn and dusk. No owner may invite non-residents to use the pool without being present unless they are overnight guests at the owner's condo.

1. Diving is strictly prohibited.
2. General rules posted on the sign by the pool must be followed.
3. Persons using the pool will do so at their own risk. Persons under the age of 14 must be accompanied and supervised by an adult at all times.
4. All dispensers, containers or dishes must be of a material that could not shatter and otherwise be hazardous to other users of the pool area.
5. Towels and beach clothes must be placed on the chaise lounges and chairs during use if you have tanning lotion on, to avoid leaving stains which could also stain the clothes of others.
6. All babies must wear swim diapers. Plastic or rubber pants must be worn if using cloth diapers.
7. The loud use of media devices in the pool area is not allowed.
8. Everyone is responsible for the removal of their own trash. This includes emptying of ash trays.
9. Poolside umbrellas must be closed after each use. Chairs and tables must be replaced the way you found them. If you remove the pool rope you must replace it: this could result in a fine from the Board of Health. No one shall damage the pool rope.
10. All pool chairs, tables and lounges may NOT be saved by placing items on them. Pool furniture is on a first-come, first-served basis.
11. All pool chairs and equipment must remain on the pool deck. They are not to be taken to the clubhouse or lawn.
12. Objectionable conduct such as pushing, shoving, jumping in, splashing, running, screaming, shouting and "horseplay" in or around the pool enclosure is prohibited.
13. As required by the Board of Health general pool rules are posted. However, the above specific rules are to be obeyed for the comfort and enjoyment of all.
14. The outside bathrooms should be used by bathers. The inside clubhouse facilities should not be used by wet bathers.
15. No animals are allowed within the fenced pool area.
16. Any person using the pool must wear appropriate and commonly accepted bathing attire.

PARKING

Due to the restricted parking spaces residents are limited to one designated parking space for each unit in the garage. Owner's second vehicle or guest cars must park in unassigned parking spaces outside the garage. Such vehicles may be parked in assigned spaces only with the express permission of the assignee. No guests, contractors, delivery persons or repairmen may park in a unit owner's designated parking spot except with their express permission.

1. Parking is prohibited on all roads and common areas which include the lawns and landscaped areas.
2. No vehicle which is in a state of "disrepair" or which disturbs the peace by creating excessive noise will be permitted on the condominium property.
3. Parking is allowed only in parking spaces. Do not park on or drive across lawns.
4. Vehicles which do not fit parking spaces, oversized vehicles and parking one vehicle behind the other are not permitted.
5. Trailers, boats, boat trailers, campers, live-in vans, R.V.s, buses (transporting over 9 persons) or similar vehicles will not be permitted to park on condominium property for more than 72 hours. Any exceptions to the timeframe must be approved by the Board of Directors.
6. Commercial vehicles such as vehicles having lettering or containing evidence of commercial use (examples – construction materials or tools of any kind or debris) or vehicles used for hire are prohibited, except for servicing condominium property. They must obey all other condominium parking rules.
7. Car washing facilities are available. Please follow the Pinellas County guidelines and wash vehicles only on your designated days.
8. No major repairs are to be made to autos on condominium property except under emergency conditions.
9. Motorcycles must also observe theses same rules.
10. Access to or from garages must not be blocked.
11. No vehicle may be driven at more than ten miles per hour while on condominium common grounds or in the garage.
12. No vehicle with expired registration or without registration will be permitted to park on condominium property.

ELEVATORS

1. Smoking is prohibited in the elevators.
2. In the event of a power or mechanical failure the elevator may stop temporarily or get stuck between floors. Use the emergency instructions printed on the elevator window. Call one of the contacts on the list to get help. There is also an alarm bell that can be sounded. If all else fails there is also a monitored phone inside the elevator to call for help. It is advised to always have a cell phone on hand when using an elevator.
3. Elevator use should be avoided in the event of fire, hurricanes and electrical storms. Use the stairway instead.
4. When moving in or out of the condo, elevator pads must be utilized. They are stored in the alcove to the left of the mailboxes.
5. All owners are asked to help keep the elevators as clean as possible.

DOGS AND OTHER PETS

Dogs and other pets must be approved in writing by the Board before being kept in any unit and the board reserves the right to have any pet removed if it becomes a nuisance or is in violation of the rules. No pet whose normal adult weight will exceed 35 pounds will be allowed. Owners are allowed two domesticated pets.

1. Dogs and other pets must not be allowed off a leash on the condominium property, except within the owner's unit.
2. Pets are not allowed in the clubhouse or inside the fence surrounding the pool.
3. Any mess made by your pet must be removed by you at once, and must be disposed of by putting the waste into a plastic bag, tied and disposed of in the dumpster.
4. Each occupant of a unit with a pet is responsible for all damage to persons or property caused by the pet.
5. Exotic pets are not allowed.
6. Guests of owners may bring a pet if the unit owner is present. Guests must comply with all condominium pet regulations regarding leash rules and waste disposal procedures. Pets of guests are not allowed in the clubhouse or pool area.

RESALE OF UNITS

No owner may sell his/her unit without complying with the association requirements, the rules below and with Florida Statute 718.

1. The application packet must be fully completed and sent to the management company for review, processing and completion of the background check.
2. When notified by the management company that this procedure has been completed the board will conduct the interview of the prospective buyer.
3. The board has the right to approve or reject the contract in accordance with our documents and Florida Statute 718.
4. If these procedures are not properly followed the board has the right to reject the contract until all procedures have been properly completed.
5. It is recommended that owners desiring to sell their unit read and review the condo documents and paperwork for the application process. They may contact the management company with any questions.

LEASE OF UNITS

No owner may lease their unit without complying with the requirements of the Condominium documents and the rules below.

1. The application packet must be fully completed and sent to the management company for review, processing and completion of the background check.
2. When notified by the management company that this procedure has been completed the board will conduct the interview of the prospective lessee.
3. The board has the right to approve or reject the prospective lessee in accordance with our documents and Florida Statute 718.
4. If these procedures are not properly followed the board has the right to reject the lease until all procedures have been properly completed.
5. It is recommended that owners desiring to lease their unit read and review the condo documents and paperwork for the application process. They may contact the management company with any questions.
6. Leases must contain a clause within the body of the lease stating the copy of the Rules and Regulations have been received, read and understood.

CONTRACTORS AND OWNERS

1. If the unit owner is planning architectural changes in or outside of their unit an Architectural Change Request Form must be completed and submitted for approval by the Board of Directors. Owners should refer to the Architecture Change Form Guidelines on the website to determine when the form is needed.
2. A form is not required for general repairs and service calls.
3. If an event results in an emergency situation and a repair or replacement is needed immediately, the unit owner should contact a board member regarding the situation.
4. It is the owner's responsibility to inform the contractor of the Association rules and instruct them to respect the property outside of their unit.
5. The owner is financially responsible for any damage or clean up to common areas and subject to a fine for a contractor violation of any rules or governing documents.
6. All electrical, plumbing, heating and air conditioning work is to be done by a properly licensed and insured contractor.
7. Contractors are not permitted to work on Sundays and no construction material or tools are to be left on our walkways or in common areas. Any items or material left overnight will be subject to removal and disposition.
8. No work is to begin prior to 8:00 AM or after 6:00 PM, with no construction noise on Saturdays and no construction work on Sundays except in emergencies and when approved by the Board of Directors.
9. The dumpsters are for residents only and no construction material will be placed in them.
10. No dumpsters or trailers can be left on Association property overnight without permission from the Board.
11. Contractors must clean up common areas at the end of the work day.

ROOF ACCESS

1. The access door should be closed and locked at all times, if necessary contact a board member for the access code.
2. All air conditioner repairs must be inspected by the unit owner or other designee after the completion of the work and any damage done to the roof is the responsibility of the unit owner.

NOISE

In order to ensure your own comfort and that of your neighbors, televisions, media devices or musical instruments must be kept at a minimum volume, especially between the hours of 10:00 PM to 8:00AM. All other unnecessary noise must be avoided at all times.

CLUBHOUSE

The clubhouse and all facilities are available to all owners and tenants in good standing. This facility is for your comfort and enjoyment. It is expected that all furniture and equipment will be used with care and discretion and that you cleanup after yourself when using the facility. Please be respectful of noise levels when utilizing the clubhouse.

1. Unit owners desiring to use the clubhouse for exclusive use must submit a Clubhouse Reservation form to the management company. A deposit of $150 will be required, of which $125 will be returned if the area is cleaned to its original state prior to 2 PM the day after its use. The deposit may be kept if there is damage to the property. The reservation and deposit must be submitted to the management company at least two weeks in advance of the event.
2. Pre-Approved parties must end by 1AM.
3. No more than 95 occupants are permitted in the building as determined by Fire Marshall.
4. No alcohol is to be served to anyone under the age of 21.
5. The Clubhouse must be put back in original condition after any use. A Board member will inspect the Clubhouse and notify the management company if any damages occurred.
6. All lights need to be turned off and the exterior doors locked.
7. The air conditioner should be set at 80 degrees and the heat if applicable to 60 degrees after use.
8. All persons under the age of 14 must be accompanied by an adult while in the clubhouse and when using the exercise equipment or saunas.
9. Smoking is not permitted in the clubhouse.
10. No food is allowed in the fitness area.
11. Residents are responsible for any damage caused by them or their guests.
12. No wet swimsuits are permitted in the clubhouse.
13. No resident or guest shall remove any food, drinks or property from the Clubhouse that does not belong to them.

OUTDOOR COOKING

1. A propane barbeque grill is available at the clubhouse for use by all owners, tenants and guests.
2. The barbeque grill must be cleaned after use and left in sanitary condition for the next user. Gas must be turned off & cover put back on after grill cools down.
3. Cooking is allowed on private patios and balconies provided no open- flame devices such as gas, propane or charcoal are used. Electric grills are acceptable.
4. Use of any personal cooking devices, including but not limited to, gas, propane or charcoal barbeque grills, smokers, etc. must be 10 feet from any building, including Buildings 502 and 504 and the Clubhouse on the property pursuant to Fire Code.

MAINTENANCE

Our Association's maintenance staff or contractor's staff are available only for the maintenance of the buildings, grounds and recreational areas. No resident shall interfere with the work being performed by a contracted worker. Any concern needing to be addressed should be directed to the property manager or a board member. No employee is to be approached for professional service during his/her working hours. No resident should authorize or call for any repairs to the common elements or the common element equipment. All requests must be made through the Board of Directors or our management company.

SECURITY

1. The police (727-937-6151) or fire department (727-938-3737) or 911 should be called in the event of any emergency or possible emergency. Please contact the authorities in the event of vandalism or unauthorized individuals on the condominium property at any time.
2. No soliciting of any type will be permitted on the property at any time except by individual appointment with a resident.

FIREARMS

Open carry of firearms is prohibited on all common property of Gulf Front Lagoon including, but not limited to the clubhouse, pool decks, hallways and meeting rooms. This restriction applies to all residents, tenants, and guests. The exception is that owners and tenants are legally allowed to keep lawfully possessed firearms locked inside of their cars.

ASSESSMENTS

The Declaration of Condominium Article XIV, Paragraph 1 determines the process for the payment of all assessments. If the Management Company is unable to collect assessment or late payment fees when due the matter will be brought to the attention of the Board for appropriate action. Should the Board at its sole discretion, decide to instruct an attorney to write the delinquent owner, prior to authorizing the placement of a lien on the unit, the cost of the attorney's fees will be paid by the unit owner.

RULE VIOLATIONS

We hope that everyone will accept and observe these rules in a manner that will make living at *Gulf Front Lagoon* a pleasure and one that will make you proud to live here.

1. All residents are required to notify the Management Company (not the Board of Directors) in writing of any violation of these rules or of our documents.
2. The property manager will issue two (2) courtesy warnings to attempt resolution of an on-going violation. If ignored a formal notice will be sent.
3. The procedure for enforcement of these rules and/or for the levying of any fines will adhere to Florida Statute 718.303
4. Residents who do not comply with the rules and regulations may be subject to fines or have their use of the amenities suspended.

Approved and adopted by the Board of Directors Date: November 2026