

**GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.**  
**500 South Florida Avenue, Tarpon Springs, FL 34689**  
**MONDAY, JULY 20, 2026**  
**4 P.M.**  
**AGENDA**

- I. Call to Order
- II. Establish A Quorum
- III. Approve and Waive the Reading of the Minutes of the June 2026 Meeting
- IV. Acceptance of the Treasurer's June 2026 Report — Doug MacEachen
- V. President's Report — Stephanie for Luby
  - A. Dates for Upcoming Meetings and Budget-Planning Meetings:
    - August 25 — Budget Planning with Ameri-Tech: Luby, Doug, Magda at 1:00 P.M.
    - August and September — No Board Meetings Planned
    - September 18 — Send 1<sup>st</sup> Notice of Annual Membership Meeting (60 days prior)
    - October 8 — Receive all New Intents to Run for the Board (40 days prior)
    - October 13 — Receive New Intents to Run for the Board — Information Sheet
    - October 16 — Send 2<sup>nd</sup> Notice of Annual Meeting (30 days prior) and the Proposed Budget
    - October 19 — Regular Scheduled Board Meeting at 4 p.m. in the Clubhouse
    - November 17 (Tuesday) — Annual Membership Meeting: Election and 2027 Budget Approval at 6 p.m. in the Clubhouse
    - November 28 (Saturday) — Christmas Decorations for Clubhouse and Grounds
    - December — No Board Meeting
  - B. Clarification on the Responsibility of Owners for Leaks Within Their Unit
  - C. New Renter in Unit #222 — Carole Boes
- VI. Ameri-Tech Management Report — Magda Hatka, LCAM
  - A. Walkthrough: July 20<sup>th</sup> at 3 p.m. Meet in front of the Clubhouse
  - B. Elevator Special Assessment Update on Collection Process
  - C. Gate and Building Call Box Update on Notifications
  - D. Garage and \$45 unit bug spraying is available the third Monday of each month
- VII. Old Business
  - A. Elevator Door Modernization Project Update — Building. 504; Monday, July 13-17 and Building 502, July 20-24; watch for notices to be posted with more details; Carla, Mike and Magda will be on standby while Luby is on vacation
  - B. Update on Bids for Repair or Replacement of Four (4) Emergency Ground Floor Fire Emergency Exit Doors — Mike
  - C. Update on the Estate of Didier Kervann's Unit #242 and Filing for Bankruptcy
  - D. Rules and Regulations (Rev. 2023) Committee Update — Stephanie
  - E. Update on Mailboxes/Elevator Area Floor Resurfacing
  - F. Call boxes 502, 504, and Gate Reprogramming by Bob, Florida Parking
  - G. ARC Forms for Microwave/Oven Exterior Wall Vents — Meeting with Attorney
  - H. Update on ARC Form Request from Unit #223, for installation of replacement windows
  - I. Update on ARC Form Request from Unit #223, Annas, for glass enclosure of patio
  - J. Update on ARC Form Request from Unit #234, Kolovos, for glass enclosure of patio
- VIII. New Business
  - Residents concern about approved ARC Work Done in Unit #114
- IX. Adjournment

Submitted by: *Carla Maciag*, Board Secretary