

GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.

Monday, January 19, 2026

4 P.M.

500 South Florida Avenue, Tarpon Springs, FL

MINUTES

- I. Call to Order — 4:00 p.m.
- II. Establish A Quorum — Present: Luby Sidoff, Stephanie Stiles, Doug MacEachen, Mike Mahoney, and Carla Maciag. Also present was Magda Hatka from Ameri-Tech, and four (4) owners.
- III. Approve and Waive the Reading of the Minutes of the October 2025 Meeting
Motion: was made and seconded to approve and waive the reading of the Minutes of the October 2025 Meeting was unanimous
- IV. Treasurer's November and December 2025 Reports — Doug MacEachen
 - A. Acceptance of November 2025 Report
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End of Month Cash on Hand was \$48,654. Monthly Expenses were \$11,032, which was \$436.20 over budget. Total Reserves is \$334,894 of which \$86,315 is Deferred Maintenance.
Motion: was made and seconded to accept the Treasurer's November 2025 Report was unanimous
 - B. Acceptance of December 2025 Report
End of Month Cash on Hand was \$54,017. Monthly Expenses were \$12,393, which was \$1,797 over budget. For the Year, we are \$36,148 over budget. Total Reserves is \$259,645; of which \$6,862 is Deferred Maintenance.
Explanation: Payments made to: McGriff Insurance \$37,054.80 for 10 policies; Citizen's First Insurance for \$45,403 for property; Received \$6,000 for Spectrum Door Fee; Funds transferred from Deferred Maintenance to Reserves for Elevator Repairs
Motion: was made and seconded to accept the Treasures December 2025 Report was unanimous
- V. President's Report — Luby Sidoff
 - A. Elevator Issues — Entrapments are rising; elevator meetings with TKE, General, and Otis have concluded; see more in Item VII. B.
 - B. Bat Issues — Continued Guano Problems at Units 114 and 221 (See VII. E.)
 - C. Insurance Inspections — A new inspection of 502 and 504 will be done in the coming months by Citizen's Insurance
 - D. New Residents Coming in:
 - Unit #225 — Robin and Lance Van Auken and
 - Unit #232 — Lelis Welch and Chuck Swartz
- VI. Ameri-Tech Management Report — Magda Hatka
 - A. Walkthrough Report
 - Reminder that charcoal and propane grills create a Fire Liability Issue and are prohibited anywhere in the garages and anywhere in the buildings of 502 and 504
 - Resurfacing — 504 walkway problem and 502 mailbox area problem; Magda to notify contractor for resolutions
 - Erosion at 502 north side — Magda to contact Tom Z for recommendations
 - Drains need to be addressed before hurricane season
 - Next Walkthrough is on Monday, February 16th — Meet at the Clubhouse at 3:00
 - B. - New Building and Unit Signs for Emergency Crews and Visitors — Installed mid-December
 - C. - Board Members are to review H.O.A. classes on-line to meet the required four-hour class upon being elected to the Board, and complete a one-hour class each year thereafter.
 - D. Pinellas County is requesting the Names, Unit Numbers, and Boat Slip Numbers (1-12) of all boat slip owners, so they may update their Tax Records
 - E. The State is requiring increases in some budget line items in order to meet the financial goals of the Milestone Study Report recommendations

- F. Fully-Funded Reserves Requirement — State of Florida required changes are coming in February 2026, due to financial difficulties condominium owners are experiencing in addressing the mandate requirements for Fully Funded Reserves

VII. Old Business

- A. Wind Mitigation Report Required by Citizens Insurance — Report is available on our website, which may be required by your homeowner's insurance to receive a discounted rate
- B. Elevator and Continued Entrapment Issues
 - Problems with doors: Plan of Action for Modernization and Repairs — It is the decision of the Board to have the Door Modernization Project done sooner than later, as the inconvenience to owners, especially to older and ill owners, is imperative
 - After meetings with T.K. Elevator, General Elevator, and Otis, and review of their comparative bids, the Board has determined that we would be best served to stay with TKE as our negotiations have led us to an acceptable compromise. Their original quote was \$85,000 per elevator; however, we agreed on \$92,811 for both building elevators.
 - Budgeting and Timing for Repairs — Once our contract is signed, it will take about three (3) months for TKE to begin the modernization, which requires custom parts be ordered, with a (5) five day complete shut-down per elevator. A Notice of a Special Meeting on Zoom will be announced to share the details of a Special Assessment.

Motion: was made and seconded to accept the full door modernization from TK Elevator for both elevators with an additional 10% discount for a total cost of \$92,811.78 for both elevators was unanimous

-It was the decision of the Board that it would be irresponsible for us to sit on our hands and not use our Reserves Funds to help fund this necessary elevator project, but without depleting the fund, requires us to have a Special Assessment. A Notice of a Special Assessment Meeting with details will be mailed to all owners soon. Prior to signing, the Board will have Attorney Nikoloff review the new TKE contract.

Motion: was made and seconded to accept a \$1,000 Special Assessment per unit and the use of reserve funds for repairs of both elevators to do door modernization was unanimous
- C. Resurfacing 502 Landing and Stairs Project — Completed on November 8
- D. Building 502 Soil and Gravel Erosion — Ongoing Project for Thomas Z.
- E. NaturZone Bat Remediation — Affected areas are Units 114 and 221; Nets became loose and blew off as a result of the storm; to be taped and glue so bats can fly out, but cannot get back in will be done this week
- F. Create Digital Copies from Echo Blueprints — Stephanie has had a digital thumb drive made of detailed old maps of the property and extensive original details of documents from the City of Tarpon Springs
- G. Repair of all Emergency Ground Floor Exit Doors in Both Buildings — Metal Door Frames are rusted and difficult to open; we may want to have this completed before our Citizen's Insurance Inspection as these are fire escape doors — Mike will take a look and determine our next step
- H. Paving, Sealing and Repair of Roadways — Board plans to reseal, paint lines, and repair bumps in the roadways in fall of 2026, which may make the expensive paving job more manageable
- I. New Florida Right to Carry Law — We will seek clarification from Attorney Nikoloff's office to add our policy to the R&Rs, which reads: "Open Carry is not allowed in all common areas of Gulf Front Lagoon and Tarpon Club."

VIII. New Business

- A. Greenberg-Nikoloff 2026 Fees Increase — New Attorney, Greg Grossman, will handle Active Collection and Violation Policy
- B. Didier Kervann (Unit 242) — Update on the Estate; the unit is currently up to date on maintenance fees; Attorney Nikoloff advises us not to allow anyone to enter the unit until legal papers are received and an estate executor is named
- C. Does the Board feel a need to have numbers "502" and "504" repainted on buildings for visitor identification at this point? The Board determined this is not necessary, but we will add reflectors to the 502 and 504 entry signs to make them more visible at night.

IX. Adjournment — 5:40 p.m.

Submitted by: *Carla Maciag*, Board Secretary