

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

Kevin Walker announced he will be recording the meeting.

- I. Call to Order 4:01 P.M.
- II. Establish A Quorum — Present were Board Members Stephanie Stiles, Mike Mahoney and Carla Maciag. Doug MacEachen attended by speaker phone. Luby Sidoff was absent. Also present were Magda Hatka, LCAM, Ameri-Tech, and four (4) owners.
- III. Approve and Waive the Reading of the Minutes of the June 2026 Meeting
Motion: was made and seconded to approve and waive the Reading of the June Minutes was unanimous
- IV. Acceptance of the Treasurer's June 2026 Report — Doug MacEachen
End of Month Cash on Hand was \$91,344. Monthly Expenses were \$14,197 which was \$3,653 under budget. For the year we are \$36,894 under budget. Total Reserve is \$284,415 of which \$2,582 is Deferred Maintenance.
Explanation: Payments made to: A&B Fire Protection for \$1,761.00; Florida Parking Control of Tampa Bay for Keypads and Reprogramming for \$585.00, and Greenberg & Nikoloff for foreclosure/lien \$938.10 (Flood Insurance is due next month)
Motion: was made and seconded to accept the Treasurer's June 2026 Report was unanimous
- V. President's Report — Vice President Stephanie Stiles for President Luby Sidoff
 - 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 1st 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 2nd 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 — Owners' responsibilities are within the four drywalls of your unit from ceiling to floor; which includes all pipes and electrical wiring
 - C. New Renter in Unit #222 — Carole Boes
- VI. Ameri-Tech Management Report — Magda Hatka, LCAM
 - A. Walkthrough: Revisit Palm Tree Trimming and Erosion on 502 north side
 - B. Elevator Special Assessment Update on Collection Process — Awaiting payment
 - C. Gate Call Box Update on Notifications — Many requests for primary number changes which now do not need to be 727 area code
 - There were three (3) requests for new Remote Control Gate Openers at \$40 each
 - D. Garage and \$45 unit bug spraying is available the third Monday of each month

VII. Old Business

- A. Elevator Door Modernization Project Update — There was a delay in completion of 504 due to a system-communication problem that was completed on Monday morning, July 20th, TKE crew proceeded to 502 and began work and expect the job to be completed by Friday afternoon; if needed, updates will be posted on elevator and stairwell doors; Magda, Mike, and Carla will be on standby while Luby is on vacation
- B. Update on Bids for Replacement of Four (4) Emergency Ground Floor Fire Exit Doors — Mike obtained another quote for \$3,200 per door (labor is not included)
- C. Update on the Estate of Didier Kervann's Unit #242 and Filing for Bankruptcy — The Board met with Attorney Stephan Nikoloff and was advised to contact Stacy from his office and tell her to initiate the foreclosure process; he also said all assets become part of the original lien and we will not be required to keep filing for costs incurred; they will automatically accrue as part of the lien, as well as any attorney fees as a result of the Lien
- D. Rules and Regulations (Rev. 2023) Documents Committee Update — Stephanie The Committee has received updates from several owners on various items and is looking into the Florida Statutes for compliance and wording with the Division of Condo Rules, and will run all changes by our attorney before submitting the revisions to the Board for review and approval; submissions may still be sent to Documents Committee Chair, Stephanie Stiles
- E. Update on Mailboxes/Elevator Area Floor Resurfacing — Bill Brown's Maintenance Crew cleaned and hosed the grease and dirt, but it still doesn't look clean; Carla will suggest to Craig to use acetone and a brush, which was recommended by the vendor
- F. 502 and 504 Call Boxes Reprogramming by Bob, Florida Parking — Complete
- G. ARC Forms for Oven Exhaust Vents Through Exterior Common-Element Walls — The Board met with Attorney Nikoloff who validated the Board's authority to approve or deny this material alteration without a 2/3s vote of the community; the Board contacted our insurance company to determine coverage and possible premium changes or objections, to which they had none; however, Nikoloff said it must be stated in writing, as our Association's Minutes, that the sole responsibility for any and all issues caused from the installation of such vents, lies solely with the owner, not the Board or the Association; we will also include such statement on the new Revised ARC Form
- H. Update ARC Form Request from Unit #223, Annas, for installation of replacement windows — Ongoing
- I. Update on ARC Form Request from Unit #223, Annas, for glass enclosure of patio — Ongoing
- J. Update on ARC Form Request from Unit #234, Kolovos, for glass enclosure of patio — Ongoing

VIII. New Business

Resident concerns about approved ARC Work Done in Unit #114 — Pending info

IX. Adjournment — 4:39 P.M.

Submitted by: *Carla Maciag*, Board Secretary