

**GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.**

**Monday, February 16, 2026**

**4 P.M.**

**500 South Florida Avenue, Tarpon Springs, FL**

**AGENDA**

- I. Call to Order
- II. Establish A Quorum
- III. Approve and Waive the Reading of the Minutes of the January 2026 Meeting with the following Correction  
**from:**  
**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  
**to:**  
**Motion:** was made and seconded to call for a Special Assessment Meeting for \$1,000 Special Assessment per unit and the use of Elevator Reserve funds for necessary repairs of both building elevators to do door modernization was unanimous
- IV. Treasurer's January 2026 Report — Doug MacEachen
- V. President's Report — Luby Sidoff
  - A. Elevator Special Assessment Update
  - B. Bat Issues Update
  - C. Update GFL Owners' Directory to include:
    - Unit #225 (Lovett) — Robin and Lance Van Auken and
    - Unit #232 (Savage) — Lelis Welch and Chuck Swartz
  - D. H.O.A. Meeting in Tampa — Report
- VI. Ameri-Tech Management Report — Magda Hatka
  - A. Walkthrough Report
    - Next Walkthrough is on Monday, March 16<sup>th</sup> — Meet at the Clubhouse at 3:00
    - Next bug spraying is Monday, March 16<sup>th</sup> in a.m. Schedule at: mhatka@ameritechmail.com
  - B. - Board Members are to review H.O.A. classes on-line to meet the required four-hour class upon being elected or appointed to the Board, and complete a one-hour class each year thereafter.
  - C. Pinellas County has been sent the Names, Unit Numbers, and Boat Slip Numbers (1-12) of all boat slip owners, as requested to update their Tax Records
  - D. Fully-Funded Reserves Requirement Changes will be coming this month from the State Legislature, as a result of Condos experiencing difficulty in addressing the mandate requirements for Fully Funded Reserves
  - E. H.O.A. Meeting in Tampa — Report
- VII. Old Business
  - A. Elevator Door Modernization Project
    - Timing for Repairs — Once our contract is signed, it will take about three (3) months for TKE to begin the modernization, with a (5) five day complete shutdown per elevator. Notices will be posted when dates are confirmed.
    - Prior to signing, the Board will have Attorney Nikoloff review the new TKE contract.
  - B. Building 502 Soil and Gravel Erosion — Ongoing Project for Thomas Z.
  - C. NaturZone Bat Remediation — Affected areas are Units 114 and 212
  - D. Create Digital Copies from Echo Blueprints — Stephanie
  - E. Repair of all Emergency Ground Floor Exit Doors in Both Buildings — Mike
  - F. Sealing and Repair of Roadways — Schedule for fall
  - G. New Florida Right to Carry Law — To be included in our R&Rs, which reads:  
“Open Carry is not allowed in all common areas of Gulf Front Lagoon and Tarpon Club.”
  - H. Wind Mitigation Report Required by Citizens Insurance — Carla

VIII. New Business

- A. Didier Kervann (Unit 242) — Update on the Estate
- B. New Sign Request — “This property is under 24-hour video surveillance” for gate entry

IX. Adjournment

Submitted by: *Carla Maciag*, Board Secretary