

GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.

Monday, January 19, 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 October 2025 Meeting
- IV. Treasurer's October, November and December 2025 Reports — Doug MacEachen
 - A. End of Year Recap
 - B. Accept the Treasurer's October, November and December 2025 Reports
- V. President's Report — Luby Sidoff
 - A. Elevator Issues
 - B. Bat Issues
 - C. Insurance Inspections
 - 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
 - Next Walkthrough is on Monday, February 16th — Meet at the Clubhouse at 3:00
 - B. Next Buildings Bug Sprayings is on Monday, February 16th in the a.m.
 - To schedule your \$45 residential treatment, contact Magda: mhatka@ameritechmail.com
 - C. New Building and Unit Signs for Emergency Crews and Visitors — Installed mid-December
 - D. Florida State changes are coming in February due to financial difficulties condominium owners are experiencing in addressing the mandate requirements for Fully Funded Reserves
 - E. The State is requiring increases in some line items to meet the financial goals of the Milestone Study Report recommendations
 - F. Fully-Funded Reserves Requirement — Currently is a requirement for condos; new laws from the State Legislature are coming in February 2026
- VII. Old Business
 - A. Wind Mitigation Report Required by Citizens Insurance — Report is available on our website
 - B. Elevator and Continued Entrapment Issues
 - Problems with doors: Plan of Action for Modernization and Repairs
 - Meetings with T.K. Elevator and Report
 - Budgeting and Timing for Repairs
 - 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 — Net has come loose in front of Unit 145; Update of further plans
 - F. Create Digital Copies from Echo Blueprints — Stephanie will handle with 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 — Mike will take a look at the doors 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 this more manageable
 - I. New Florida Right to Carry Law — Our "No Carry Policy" will be added into our R&Rs

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
- C. Does the Board feel a need to have numbers “502” and “504” repainted on buildings for visitor identification at this point?

IX. Adjournment

Submitted by: *Carla Maciag*, Board Secretary