

# **GULF FRONT LAGOON**

## **NOTICE**

### **SPECIAL ASSESSMENT MEETING**

**NOTICE IS HEREBY GIVEN** that a Special Assessment Meeting of the Board of Directors of **GULF FRONT LAGOON** will be held on the following date, time and place:

**DATE:**        **Thursday February 5, 2026**

**TIME:**        **5:00 PM**

**PLACE:**      **Ameri-Tech Community Management, INC.**  
                 **5434 Grand Blvd.**  
                 **New Port Richey, FL 34652**

**Zoom: Meeting ID: 894 0599 7569    Passcode: 028394**

#### **SPECIAL ASSESSMENT AGENDA**

- 1.Call to Order
2. Roll Call to Establish Quorum of the Board
- 3.Proof of Notice of Meeting
4. Open Forum (limited to 3 minutes)
- 5.TKE Elevators - \$106,000 – TKE discounted rate - \$93,000 (2 buildings)
  - \$53,000 – Full Door Modernization – 502 Building
  - \$53,000 – Full Door Modernization – 504 Building
  - (See attached information)
6. Special Assessment of \$40,000.00, each unit paying \$1000.00,  
\$53,000.00 will be taken from the reserves account - Elevators
7. Payments – Two payments of \$500.00 are due March 1<sup>st</sup>, 2026,  
and April 1<sup>st</sup>, 2026.
8. Board of Directors vote
  - Approval of the Special Assessment

**Adjourn Meeting**

**What's an elevator door modernization?**

- Elevator door equipment works together in unison like one big puzzle - A door modernization replaces all door hardware & safety systems to improve reliability, performance, and overall functionality during each ride.

**Why is this recommended?**

- About 70–80% of elevator service calls are caused by door malfunctions - Door equipment is the most critical part of an elevator's operation, as it's the only integrated system that moves every time the elevator is used.

**Is there any warranty?**

- Yes - There's a warranty for the *lifetime of Gulf Front's contract with TKE*. All parts & labor are covered unless damage is caused by an *act of God*, vandalism/misuse, or the equipment is deemed obsolete by the OEM (*roughly 10-15 years*).

**What's the lead time?**

- *12 weeks* - Primarily driven by demand for the upgraded MOVFR-II door operator, which can be thought as the "brain" to the doors, as it sits on the elevator car-top.

**What's the downtime?**

- The elevator(s) will be out of service approximately *3–4 days*, depending on the complexity of the work for a mini mod, or, approximately *4-5 days* for a full mod.

**What are payment terms?**

- TKE requires 50% down to allow us to submit POs to our vendors & factory for materials. The remaining 50% down is due upon job completion.