

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
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 - (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 1st, 2026,
and April 1st, 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.