

TARPON CLUB INC.
500 South Florida Avenue, Tarpon Springs 34689
MONDAY, JULY 20, 2026
5 P.M.
MINUTES

- I. Call to Order — 4:39 p.m.
- II. Establish A Quorum — Present were Board Members Stephanie Stile, Mike Mahoney and Carla Maciag. Doug MacEachen attended on 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
(flood insurance is due next month)
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 \$19,848. Monthly Expenses were \$5,736 which was \$1,386 under budget. For the year we are \$12,356 under budget. Total Reserve is \$188,368 of which \$16,852 is Deferred Maintenance.
Explanation: Payments made to: Greenberg & Nikoloff for \$738.10 and Luby Sidoff/Wal-Mart TV for Clubhouse for \$501.83. (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 — Stephanie Stiles, V.P. for Luby Sidoff
 - A. Reminder to residents frequenting the pool to close umbrellas and replace chairs before leaving the pool area — This is requested for the aesthetics of our community and the unexpected storms and winds that will blow away and scrape chairs and break and blow away umbrellas; everyone's cooperation is appreciated
- VI. Ameri-Tech Management Report — Magda Hatka, LCAM
 - A. Property Walkthrough Issues — Monday July 20th
 - Dead Bushes on Property — Removed
 - Palm Trees — Revisit and contact PrimeScape to trim additional trees
 - B. Front Gate Call Box Notifications Sent to Owners — Good response; many requests to change primary phone number for the Call Boxes now not needing 727 area code
 - C. Bridge Pressure Wash and Painting Update — Second bid from Kirk Kratsis to come
- VII. Old Business
 - A. 2023 Rules and Regulations and ARC Form Proposed Updates — Stephanie
The Committee has received several requests and suggestions for the Committee to incorporate into the R&Rs for Board approval and Attorney review
 - B. Palm Tree Trimming by Prime Scape Update — Revisit and request additional trimming
 - C. Mangrove Trimming by All Florida Mangroves Update — Expected by end of the month
 - E. Dock Rebuilding Committee: Members: John Warman, Jim Rivers, and Tom Annas
— Presentation of Grant Proposal Compiled by Robin Van Auken — Carla
Robin has submitted a thorough comprehensive and strategic report to the Board to review and is willing to assist in the application process; Board to review — Kudos to Robin for a job well done

VIII. New Business

- A. Storm and Hurricane Preparedness — Reminder to all residents to review documents on our website and info posted on building bulletin boards so all is prepared for storms
 - Magda will have IT send out popups to the Web
 - The Landfill on Meres/Mango has a huge sand pile for residents to fill their own sandbags, or help us fill sandbags for the property
 - Sandbags are needed in front of the elevator doors, clubhouse doors, and residents may want to protect their storage bins
 - The Board will purchase the sandbags to be filled and designate a storage area in both garages
 - We need volunteers to fill sandbags; please contact Luby

IX. Committee Reports

- A. Social Committee — Carla
 - 4th of July DJ Celebration — Hosted by Maria Revello #141— Fun and well attended
 - High Tea, Sunday, August 9th at 4 p.m. — Hosted by Alison Strong and Lucy Kolovos; Bring finger-food or a dessert and don't forget your fascinator; Gentlemen are Welcome!
- B. Landscaping Committee — Stephanie and Marie
 - Pool Area Maintenance — The Board is asking residents for their cooperation and understanding in clearing the pool area for a few minutes to allow for maintenance (Tuesday mornings) and lawn care crews (noonish on Mondays) to maintain the area and complete their work in a safe, unobstructed and efficient manner; the Board also thanks you for your cooperation in waiting until their work has been completed and they have left the area before re-entering the pool area
 - Erosion on North Side of 502 — To be addressed when planning 2027 budget
 - Sprinkler box needs repairs

X. Membership Comments and Suggestions

- Next Meeting — Monday, October 19th at 4 p.m.
- The Clubhouse has been reserved for a private party on Saturday, October 3rd by Paul Mahoney; with decorating on October 2nd (Clubhouse will be open to residents during decorating)
- Kevin Walker requested and received permission to buy new nozzles and shrivel-up hoses for 504, 502 and clubhouse grill area
- ARC forms are public and may be obtained by any owner by contacting Magda at Ameri-Tech
- ARC forms will not be approved without a contractor name to ensure such work is being performed by a licensed company or individual
- Kevin urged the Board to keep track of all receipts for projects that may possibly reach our \$2,000 aggregate guidelines

XI. Adjournment — 5:14

Submitted by: *Carla Maciag*, Board Secretary