

**GULF FRONT LAGOON CONDOMINIUM/TARPON CLUB ASSOCIATION
BUDGET MEETING
AND
SECOND ANNUAL NOTICE AND ELECTION OF DIRECTORS**

To All GULF FRONT LAGOON AND TARPON CLUB Members,

The ANNUAL & BUDGET MEETINGS will be held at the following DATE, TIME, and LOCATION:

- **DATE / TIME:** Tuesday, November 17, 2026 at 6:00 PM
- **LOCATION:** The Tarpon Clubhouse
500 S. Florida Avenue
Tarpon Springs, FL 34689

Enclosed with this notice are the 2027 Proposed Budgets. Before the commencement of the Annual Meeting of the Association, the Board of Directors shall adopt and approve the 2027 Annual Budgets. Also enclosed with this notice is the Agenda for the Annual Meeting and a proxy which will help establish a quorum and represent your vote on business that may arise or conduct other business as may lawfully be conducted.

This year there will be an election held with three (3) candidates running for the Board which has two (2) open positions. Please select only two (2) individuals when marking your ballot. Now you can email your ballot to ballots@gulffrontlagoon/tarponclub.org In accordance with State Statutes, the candidates running for office, by Proclamation, will become the Association's new Board of Directors. Immediately following the Annual Meeting, the Board will meet briefly to elect Officers. Nominations cannot be taken from the floor.

Agenda items are as follows:

Gulf Front Lagoon & Tarpon Club Budget Meeting Agendas

1. **Call to Order**
2. Appoint Chairperson of the Meeting
3. Proof of Notice of the Meeting
4. Certify Quorum of the Board and Membership
5. Vote to Waive Reserve Funding for Tarpon Club Only
6. Vote to Roll Over Excess Funds
7. Vote to Waive Financial Reporting
8. Approval of 2027 Annual Budget
9. **Adjournment**

Gulf Front Lagoon Annual Meeting Agenda

1. **Call to Order**
2. Appoint Chairperson of the Meeting
3. Proof of Notice of the Meeting
4. Certifying of Proxies and Establish Quorum
5. Read or Waive Minutes of Last Members' Meeting
6. Candidates Have Read and Agree to Abide by Association Documents
7. Election of Directors (2)
 - (a) Selection of 3 Non-Candidate Members to Count Ballots
8. Motion to close Ballot Box
9. Reports of Officers and Committees
10. New Business
 - a. Election Results
 - b. Open Forum
 - c. Announcement & Seating of New Board
9. **Adjournment**

The Organizational Meeting for the new Board will be held immediately following the Annual Meeting.

MAILED: October 16, 2026

BY ORDER OF THE BOARD OF DIRECTORS
MAGDA HATKA, LCAM

GULF FRONT LAGOON CONDOMINIUM/TARPON CLUB ASSOCIATION, INC.
BOARD OF DIRECTORS
ORGANIZATIONAL MEETING

NOTICE is hereby given that the Board of Directors is holding an Organizational Meeting at the following DATE, TIME, and LOCATION:

- **DATE / TIME:** **Tuesday, November 17, 2026 at 6:00 PM**
- **LOCATION:** **The Tarpon Clubhouse**
 500 S. Florida Avenue
 Tarpon Springs, FL 34689

AGENDA

1. **Call to Order**
2. **Appoint Chairperson of the Meeting**
3. **Appoint Officer Positions**
 - (1) President; (2) Vice President; (3) Treasurer; (4) Secretary
4. **Adjournment**

ALL OWNERS ARE WELCOME TO ATTEND

BY ORDER OF THE BOARD OF DIRECTORS
MAGDA HATKA, LCAM

PROXY WILL ALSO BE USED TO ESTABLISH A QUORUM

GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC./ TARPON CLUB

PROXY

The undersigned owner(s) or designated vote of Unit/Address _____ in **GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.** hereby appoints the **Secretary** of the Association or _____ as my proxyholder to **ATTEND the BUDGET MEETING of GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC. to be held on Tuesday, November 17, 2026 @ 6:00 PM at The Tarpon Club, 500 S. Florida Avenue, Tarpon Springs, FL 34689 or Via Zoom.**

The proxyholder named above has the authority to vote and act for me to the same extent that I would, if personally present, with power of substitution, including the establishment of a quorum, in all matters before the membership, except that my proxyholder's authority is limited as indicated below:

GENERAL POWERS:

_____ I authorize and instruct my proxyholder to use his or her best judgement on all other matters which properly come before the meeting and for which a general proxy may be used.

LIMITED POWERS: For your vote to be counted on the following issues, you must indicate your preference in the blank(s) provided below.

_____ I specifically authorize and instruct my proxyholder to cast my vote in reference to the following matters as I have indicated below:

1. Reserve Funding Waiver: - For Tarpon Club Only

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.

Do you want to **waive fully funding** the reserve accounts, and **partially** fund the reserve requirements as stipulated on the attached 2027 budget that is required by Florida Statutes for the next fiscal/calendar year?

_____ **YES** _____ **NO**

2. Roll Over Excess Funds:

Do you want to roll over any excess operating funds in the **2026** calendar year into the **2027** budget as a constructive return of capital to the membership consistent with IRS rulings 70-604.

_____ **YES** _____ **NO**

3. Financial Reporting Waiver:

I cast my vote to waive the requirement for a **Compilation** financial statement for 2026 as required by the Florida Statutes and provide in lieu thereof a Report of Cash Receipts and Expenditures in accordance with the Florida Statutes and 61B-22.006 of the Florida Administrative Code.

_____ **YES** _____ **NO**

Signature of Owner or Designated Voter: _____

Signature of Co-Owner: _____

Date: _____

Print Name: _____

Print Name: _____

Date: _____

SUBSTITUTION OF PROXYHOLDER

The undersigned, appointed as proxyholder above, designates _____

To substitute for me in voting the proxy set forth above. (Print Name)

Dated: _____

(Signature of Proxyholder)

This proxy is revocable by the unit owner and is valid only for the meeting for which it is given and any lawful adjournment. In no event is the proxy valid for more than ninety (90) days from the date of the original meeting for which it was given.

GULF FRONT LAGOON CONDOMINIUM/TARPON CLUB ASSOCIATION, INC.
Annual Members Meeting
BALLOT FOR ELECTING DIRECTORS
Tuesday, November 17, 2026 @ 6:00 PM

IF YOU E-MAIL YOUR COMPLETED BALLOT INTO THE ASSOCIATION, YOU MUST FILL IN THE BELOW INFORMATION FOR YOUR VOTE TO COUNT.

ADDRESS: _____ ASSOCIATION: _____

(I, WE), FIRST AND LAST NAME: _____, WAIVE
(THIS ALSO SERVES AS SIGNATURE)

MY RIGHT TO A SECRET BALLOT FOR THIS BOARD ELECTION.

VOTE FOR NO MORE THAN TWO (2) CANDIDATES BY PLACING AN "X" IN THE BOX. IF YOU VOTE FOR MORE THAN TWO (2) CANDIDATES, YOUR BALLOT WILL BE INVALID.

Alphabetical order (Last Name, First Name):
Expires 2029

- ☐ MACIAG, CARLA
- ☐ MILANOSKI, MIKE
- ☐ SIDOFF, LUBY

BY PROCLAMATION
Expires 2028

- (x) MACEACHEN, DOUGLAS S
- (x) MAHONEY, MICHAEL
- (x) STILES, STEPHANIE

If you want to email your Ballot, please send to: ballots@GULFFRONTLAGOON.ORG and fill in the information above.

- After you have completed marking the ballot, it must be placed in the envelope marked "BALLOT." Please print the name of your association on this envelope.
- Place this ballot envelope into the envelope marked "RETURN BALLOT ENVELOPE."
- Please write in your unit information on the outer "RETURN BALLOT ENVELOPE" and sign this envelope before mailing.
- DO NOT WRITE ANYTHING ELSE ON THE BALLOT ENVELOPE OR IT WILL BE VOIDED

WAIVING THE SECRECY OF YOUR BALLOT IS YOUR CHOICE. YOU DO NOT HAVE TO WAIVE THE SECRECY OF YOUR BALLOT IN ORDER TO VOTE. BY TRANSMITTING YOUR COMPLETED BALLOT THROUGH E-MAIL TO THE ASSOCIATION, YOU WAIVE THE SECRECY OF YOUR COMPLETED BALLOT. IF YOU DO NOT WISH TO WAIVE YOUR SECRECY BUT WISH TO PARTICIPATE IN THE VOTE THAT IS THE SUBJECT OF THIS BALLOT, PLEASE ATTEND THE IN-PERSON MEETING WHICH THE MATTER WILL BE VOTED ON.

PLEASE NOTE: IF THE RETURN BALLOT ENVELOPE IS NOT SIGNED, YOUR BALLOT WILL BE VOIDED

NOTICE of INTENTION

My name is Mike Milanoski----long time owner and past Board Of Directors treasury. I worked for Honeywell for 26 years as a financial manager in major accounts. I am also a retired US army staff sergeant. I have a Business degree in accounting. I have been married to Dottie for years.

I believe the past couple of Boards have done a relatively good job for Gulffont Lagoon residents. Although good----believe it is like all things----it's time for new blood and new ideas which will hopefully increase our reserves--possibly lower our maintenance fees---this being done by better budgeting----sticking to our annual budgets -reviewing our existing vendor contracts for costs plus work performance---and much more transparency to allow and make our residents realize that monies spent over \$ 2000---people have a right to expect these non-emergency happenings and desires of some involved---a vote of the people is required and mandated according to our "Docs". This has not been done and it is wrong. Few attend the board meetings because they already realize that their wishes and ideas won't even be acknowledged or considered.

It is my intention to be much more involved in representing the residents of Gulffront Lagoon---improve relationships with our regular vendors and more selective in choosing new workers---plumbers--electricians--contractors in general--instead of calling our management company to select there people-----thus saving us money with the interviewing process.!

I do hope and need your consideration and vote for these things to occur.

Thanks You In Advance-----Mike Milanoski

GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC

40 UNITS

JANUARY 1, 2027 TO DECEMBER 31, 2027 PROPOSED BUDGET

ACCT	REVENUE	2026 APPROVED ANNUAL	2026 ESTIMATED BUDGET	2027 PROPOSED ANNUAL	2027 MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$298,014	\$298,014	\$333,788	\$27,816
	TOTAL REVENUE	\$298,014	\$298,014	\$333,788	\$27,816
	OPERATING EXPENSES				
5010	Office Expenses	\$3,400	\$3,400	\$3,400	\$283
5020	Lock box - Bank Charges	\$340	\$340	\$340	\$28
5200	Pest Control	\$2,000	\$2,000	\$2,000	\$167
5210	Bats	\$1,200	\$1,500	\$1,500	\$125
5300	Insurance Property and Flood	\$73,548	\$85,316	\$85,316	\$7,110
5600	Fees to Division	\$176	\$176	\$176	\$15
5610	Dues, Licenses, Permits	\$285	\$285	\$285	\$24
5800	Mgmt Fees Exp. 07/ - 60 day notice	\$8,976	\$9,604	\$8,844	\$737
5900	Professional Fees	\$2,500	\$3,500	\$3,500	\$292
6100	R&M Building	\$9,520	\$19,116	\$19,116	\$1,593
6140	Fire Alarm & Equip	\$2,100	\$2,100	\$2,100	\$175
6180	Elevator	\$16,000	\$9,500	\$9,500	\$792
6190	Entry Phone / Intercom	\$1,560	\$2,400	\$2,400	\$200
7000	Electricity	\$7,700	\$5,304	\$5,304	\$442
7001	Water	\$24,400	\$23,556	\$23,556	\$1,963
7002	Trash	\$4,951	\$4,860	\$4,860	\$405
7003	Sewer	\$20,961	\$19,150	\$19,150	\$1,596
7004	Elevator Phone / Emergency	\$1,650	\$1,650	\$1,650	\$138
7006	Cable	\$32,935	\$32,935	\$34,580	\$2,882
	TOTAL OPERATING EXPENSES	\$214,202	\$226,692	\$227,577	\$18,965

RESERVES

9010	Reserves - Painting	\$6,444	\$6,444	\$6,443	\$537
9020	Reserves - Paving	\$0	\$0	\$581	\$48
9030	Reserves - Roof	\$26,807	\$26,807	\$26,961	\$2,247
9035	Reserves - Walkways	\$17,978	\$17,978	\$17,978	\$1,498
9040	Reserves - Elevators	\$10,128	\$10,128	\$12,960	\$1,080
9045	MEP & Fire Protection	\$3,079	\$3,079	\$3,158	\$263
9055	Reserve - Roof Tile	\$3,714	\$3,714	\$3,590	\$299
	Plumbing chases, backflow, valves			\$7,385	\$615
	None SIRS Components			\$1,903	\$159
9075	Reserves- Utility Doors and Windows	\$5,251	\$5,251	\$5,251	\$438
9100	Reserves - Deferred Maintenance	\$5,112	\$5,112	\$20,000	\$1,667
	TOTAL RESERVES	\$78,512	\$78,512	\$106,211	\$8,851

TOTAL EXPENSES

\$292,714	\$305,204	\$333,788	\$27,816
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Maintenance Fee 2027

\$695

RESERVE ANALYSIS
GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC
JANUARY 1, 2027 - DECEMBER 31, 2027

RESERVES	Current Replacement cost	Current Reserves 1/1/2027	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2027 Fully Funded Annual Reserves	2027 Actual Budgeted Amount
Painting Bldg/ Lobby/ walkways	\$160,500	\$108,957	9	8	\$51,543	\$6,443	\$6,443
Paving	\$40,000	\$34,767	15	9	\$5,233	\$581	\$581
Roof TPO	\$549,403	\$37,149	20	19	\$512,254	\$26,961	\$26,961
Tile Roof	\$111,428	\$3,714	50	30	\$107,714	\$3,590	\$3,590
Walkways/Railings	\$741,134	\$40,000	40	39	\$701,134	\$17,978	\$17,978
Reserves - Elevators	\$262,683	\$16,435	40	19	\$246,248	\$12,960	\$12,960
MEP & Fire	\$123,177	\$3,080	40	39	\$123,177	\$3,158	\$3,158
Reserve Study Milestone 1&2	\$0	\$2,055	0	0		\$0	\$0
Utility Doors & Windows , Front door	\$210,025	\$5,251	40	39	\$204,774	\$5,251	\$5,251
Plumbing chases, backflow, valves	\$73,851		10	10	\$73,851	\$7,385	\$7,385
Reserves - Deferred Maintenance		\$5,140				\$20,000	\$20,000
NONE SIRS COMPONENTS	\$28,548	\$0	20	15	\$28,548	\$1,903	\$1,903
Reserves Interest		\$23,360				\$0	\$0
TOTALS	\$2,300,749	\$279,908			\$2,025,928	\$106,211	\$106,211

TARPON CLUB, INC.
40 UNITS
JANUARY 1, 2027- DECEMBER 31, 2027 PROPOSED BUDGET

ACCT	REVENUE	2026 APPROVED ANNUAL	2027 PROJECTED BUDGET	2027 PROPOSED BUDGET	MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$136,650	\$136,650	\$136,624	\$11,385
	TOTAL REVENUE	\$136,650	\$136,650	\$136,624	\$11,385
	OPERATING EXPENSES				
5010	Office Expenses 1/2	\$1,850	\$2,808	\$2,500	\$208
5020	Lock Box - Bank Expenses	\$340	\$340	\$340	\$28
5220	Termite Nature Zone	\$1,300	\$1,300	\$1,300	\$108
5230	Mangroves	\$7,000	\$7,000	\$7,000	\$583
5440	Tree Trimming/ Landscaping	\$3,500	\$2,200	\$3,500	\$292
5460	Mulch	\$4,500	\$4,500	\$5,000	\$417
5300	Insurance	\$12,000	\$12,000	\$13,920	\$1,160
5400	Landscaping / Irrigation /John Evans	\$24,655	\$24,655	\$25,000	\$2,083
5610	Dues,Licenses, Permits	\$390	\$390	\$390	\$33
5800	Management Fees 30%	\$3,840	\$4,272	\$4,356	\$363
5900	Professional Services	\$800	\$2,500	\$1,500	\$125
6100	Repair / Maintenance - Building	\$5,000	\$4,065	\$4,100	\$342
6200	Repair / Maintenance - Pool	\$8,400	\$9,060	\$8,400	\$700
7000	Electricity	\$5,100	\$5,988	\$6,300	\$525
7001	Water	\$4,500	\$2,676	\$3,500	\$292
7003	Sewer	\$2,300	\$1,296	\$1,800	\$150
	TOTAL OPERATING EXPENSES	\$85,475	\$85,050	\$88,906	\$7,409
	RESERVES				
9010	Reserves - Painting	\$2,971	\$2,971	\$991	\$83
9020	Reserves - Paving	\$0	\$0	\$872	\$73
9030	Reserves - Roof	\$5,100	\$5,100	\$5,101	\$425
9040	Reserves - Pool	\$3,354	\$3,354	\$3,355	\$280
9060	Insurance Deductible	\$0	\$0	\$0	\$0
9065	Insurance	\$0	\$0	\$0	\$0
9015	Reserve Bridge	\$2,000	\$2,000	\$2,000	\$167
9025	Reserve Dock	\$5,000	\$5,000	\$25,000	\$2,083
9100	Reserves - Def Maintenance	\$32,750	\$32,750	\$10,400	\$867
	TOTAL RESERVES	\$51,175	\$51,175	\$47,718	\$3,977
	TOTAL EXPENSES	\$136,650	\$136,225	\$136,624	\$11,385

Maintenance Fee 2027

\$285

**RESERVE ANALYSIS
TARPON CLUB, INC.
JANUARY 1, 2027 - DECEMBER 31, 2027**

RESERVES	Current Replacement cost	Current Reserves 1/1/2026	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2027 Fully Funded Annual Reserves	2027 Actual Budgeted Amount
Reserves - Painting	\$27,946	\$24,974	10	3	\$2,972	\$991	\$991
Reserves - Paving	\$20,000	\$17,383	15	3	\$2,617	\$872	\$872
Reserves - Roof	\$80,000	\$59,598	25	4	\$20,402	\$5,101	\$5,101
Reserves - Pool	\$60,000	\$19,745	20	12	\$40,255	\$3,355	\$3,355
Insurance Deductible		\$6,180					
Insurance	\$41,120	\$21,803	1	1	\$0	\$0	\$0
Bridge	\$20,000	\$4,001	20	8	\$15,999	\$2,000	\$2,000
Dock	\$35,000	\$10,000	20	1	\$25,000	\$25,000	\$25,000
Reserves - Def Maintenance		\$22,311				\$10,400	\$10,400
Interest		\$17,165					
TOTALS RESERVES	\$284,066	\$203,160			\$107,245	\$47,718	\$47,718

GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.

Please Return to Ameri-Tech Community Management Partners, LLC.

5434 Grand Blvd., New Port Richey, FL 34652

E-mail: mhatka@ameritechmail.com – 727-726-8000 Ext 500

**EMERGENCY CONTACT INFORMATION
FOR OWNER OR TENANT**

PROPERTY ADDRESS _____ UNIT _____

Please complete the form below by PRINTING the requested information, sign & date and either hand deliver, mail, or scan & email to Ameri-Tech Community Management Partners, LLC., c/o MAGDA HATKA.

Homeowners Name(s) _____

Resident Address _____ Unit _____

Mailing Address (if different) _____

Home Telephone Number _____

Work Telephone Number _____ Text Cell Phone: YES or NO

Email _____ Cell # _____

Nearest Contact (relative, friend, neighbor) with a key (in case of emergency)

Name _____ Phone _____

Mailing Address _____

Nearest Relative (in case of emergency)

Name _____ Phone _____

Mailing Address _____

TENANT(s), if applicable _____

Home Telephone Number _____

Work Telephone Number _____ Text Cell Phone: YES or NO

E-mail _____ Cell # _____

Number of Person(s) occupying unit

Number of Pets (and type) (if permitted by Documents)

Adults(s) _____ Children _____

Dogs _____ Cats _____ Other _____

Vehicle(s) _____ Make/Yr _____ Model _____ Color _____ TAG Number _____

PLEASE SIGN AND DATE BELOW:

Owner Signature

Date

Co-Owner Signature (if applicable)

Date

☐ I give permission to share my personal information (phone numbers, e-mail & address) with other Gulf Front Lagoon Condominium Association, Inc.