GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.
Monday, March 16, 2026
4 P.M.
500 South Florida Avenue, Tarpon Springs, FL 34689
AGENDA

I. Call to Order

II. Establish A Quorum

III. A. Approve and Waive the Reading of the Minutes of the February 2026 Meeting

IV. Treasurer's February 2026 Report — Doug MacEachen

V. President's Report — Luby Sidoff
- A. Elevator Special Assessment — Sign Contract and Partial Payment
- B. Suggestions for Infrastructure Maintenance
- C. Real Estate Updates
- D. Reminders: Do Not Feed Wildlife, especially coyotes. If you have suggestions or landscaping requests, please join the Landscaping Committee or reach out to Magda

VI. Ameri-Tech Management Report — Magda Hatka
- A. Walkthrough Report
  - Next Walkthrough is on Monday, April 20th — Meet at Clubhouse at 3:00
- B. - Garage and $45 per unit bug spraying is available the third Monday of each month; the next spraying of the garage and units is Monday, April 20th in AM; Call Magda to schedule your appointment at: mhatka@ameritechmail.com
- C. GFL Owners' Directory to include new owners — Updated and distribute copies to Board Members and the Clubhouse Office
- D. Fully-Funded Reserves Requirement Changes
- E. H.O.A. Meeting in Tampa — Engagement Compilation Report has been signed by Treasurer, Doug MacEachen, as part of the Financial Audit; which is required by Florida State Law every two (2) years
- F. New Sign Request — "This property is under 24-hour video surveillance" for gate entry — Mark Degan has readjusted the cameras at the gate and mailboxes; which are now in working order
- G. Paving and Sealing — Obtain a quote from Suncoast Paving

VII. Old Business
- A. Elevator Door Modernization Project
  - Sign Contract
  - Submit 50% deposit to TKE
- B. NaturZone Bat Remediation — Affected areas are Units 114 and 212; No remediation is permitted to be done April - August 2026 as bats are a protected species (and they eat mosquitoes)
- C. Create Digital Copies from Echo Blueprints — Stephanie
- D. Repair of all Emergency Ground Floor Exit Doors in Both Buildings — Mike to inspect and give recommendations; currently only one of the four door has been repaired
- E. Sealing and Repair of Roadways — Schedule in August as hot weather promotes product baking; Magda to obtained a fourth bid from Suncoast Paving

VIII. New Business
- A. Update on the Estate of Didier Kervann, Unit 242 — At present January, February, March and Special Assessment dues are now past due; we will seek advise of our attorney on how to proceed
- B. Chlorine Flush — Recommended for kitchen drains pipes
- C. Drain Work — Schedule before rainy season (quote from Better Together Performance $1,136)
- D. Replacement of Water Pipe on/off Handles for Incoming Pipes in Garages

IX. Adjournment

Submitted by: *Carla Maciąg,* Board Secretary