

GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.

AGENDA

MONDAY, SEPTEMBER 15, 2025

4:00 P.M.

500 South Florida Avenue, Tarpon Springs, FL 34689

Join Zoom: gulffrontlagoon.org — ID: 835 5144 8183 — Passcode: 86809

- I. Call to Order
- II. Establish A Quorum
- III. Approve and Waive the Reading of the Minutes of the July 2025 Meeting
- IV. Treasurer's July and August 2025 Reports — Doug MacEachen
 - A. Acceptance of the July 2025 Report
 - B. Acceptance of the August 2025 Report
 - C. Budget Workshop — September 29th at 9:30 at NPR Office
- V. President's Report — Luby Sidoff
 - A. Roof Project Update:
 - A/C Metal Hood Covers for A/C Lines
 - New Latches Installed on Four (4) Fire Access Doors
 - Broken Stucco Repairs
 - Final Roof Inspection by Consultant Mike Long
 - Permits Closed
 - B. Cleanup Concerns:
 - Black Tar Droppings on the Walkways of First Floor at 502
 - Roofing Materials Left in the Attics
 - C. Final Funding for Roof Project — Doug
 - D. Bat Project:
 - Poly-Foam Filler and Escape Nets
 - E. Other Misc. Projects
 - F. Budget Planning for 2026
- VI. Ameri-Tech Management Report — Magda Hatka
 - A. Walkthrough Report
 - Next Walkthrough is on Monday, October 20th at 3 p.m.
 - B. Next Buildings Bug Sprayings is on Monday, October 20th in the a.m.
 - To schedule your \$45 residential treatment, contact Magda: mhatka@ameritechmail.com
 - C. House Bill 913 — Zoom Meeting Recordings
 - D. Spectrum Contract for 2026-28
- VII. Old Business
 - A. Wind Mitigation Report Required by Citizens Insurance — Mike Long to perform upon roof construction completion
 - B. Elevator Issues
 - C. Owners' Hurricane Plan of Action
 - D. Re-Surface 504 Stairs, Landings, and Both Elevator/Mailbox Areas — Steve Rakoczy, Performance Floors Proposal for 502 Stairs
 - E. Structural Concerns Caused by A/C Drain Pipes Along Sides of Building 502
 - Recommendations to Prevent Soil and Gravel Erosion
 - F. Drain Pipe Service by Don Kipp/Chad Harris, Advanced Drainage Solutions
 - G. NaturZone Bat Remediation Update

VIII. New Business

- A. Contract with TK Elevator and Door Modernization Project — Meeting with Attorney Nikoloff
- Other Contractors (Otis Elevator Co. and General Elevator Co.)
- B. Paving and Sealing of Driveway in Fall of 2026

IX. Adjournment

Submitted by: *Carla Maciag*, Board Secretary