

**GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.**

**AGENDA**

**MONDAY, JULY 14, 2025**

**4 P.M.**

**500 South Florida Avenue, Tarpon Springs, FL 34689**

**Join Zoom: [gulffrontlagoon.org](https://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 June 2025 Meeting
- IV. Treasurer's June 2025 Report — Doug MacEachen
  - A. Accept the Treasurer's June Report
  - B. Budget Workshop for BOD on Monday September 29<sup>th</sup> at Ameri-Tech at 1:00 p.m.
- V. President's Report — Luby Sidoff
  - A. Roof Project Update
    - Final City of Tarpon Inspection of Attic/Roof Metal Doors
    - Final Roof Inspection by Consultant Mike Long
    - End of Project Meeting to Discuss Funds
  - B. Routine Maintenance Schedule
  - C. Elevation Certificate and Updated Wind Mitigation Reports for Owners
  - D. There will not be a BOD Meeting in August: Next Meeting of the Board is September 15<sup>th</sup>
- VI. Ameri-Tech Management Report — Magda Hatka
  - A. Walkthrough — Bill Brown Maintenance Contract
    - Next Walkthrough is on Monday, August 18<sup>th</sup> at 3:00 p.m. in front of the clubhouse
  - B. Next Garage Bug Spraying is on Monday, August 18<sup>th</sup> in the a.m.
    - To schedule your \$45 residential treatment, contact Magda: [mhatka@ameritechmail.com](mailto:mhatka@ameritechmail.com)
  - C. Five-year Spectrum Contract Update — For Tech support on property, call or go to Spectrum
  - D. Discuss September Budget Process
- VII. Old Business
  - A. Wind Mitigation Report Required by Citizens Insurance — Mike Long to perform upon roof construction completion
  - B. Elevator Room Replacement A/C Split Units for 502 and 504
  - C. Elevator Issues
  - D. The BOD Hurricane Plan of Action Binders — for Board Members Only
  - E. Re-Surface 504 Stairs, Landings, and Both Elevator/Mailbox Areas — Steve Rakoczy, Performance Floors
  - F. Structural Concerns Caused by A/C Drain Pipes of Building 502
  - G. Drain Pipe Service by Don Kipp/Chad Harris, Advanced Drainage Solutions
- VIII. New Business
  - A. Emergency Expenses for Water Pipe Break in Building 502
    - Main Drain Expenses — Don Kip/Chad Harris
    - Sewer Pipe Leak — Plumbing Detectives
    - Digital Blueprints — Echo Blueprints
  - B. Large Tree Branch Removal - Prime Scape
  - C. Hurricane and Storm Preparations
  - D. Building Signage — Emergency and Delivery Service confusion as to Building Numbers and Unit Numbers — Carla
- IX. Adjournment

Submitted by: *Carla Maciag*, Board Secretary