**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 the number of candidates running for the Board does not exceed the number of vacancies that exist on the Board. 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 |
| | | | | | |
| | 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 |

**Maintenace 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 | 2027Actual 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**

**Adults(s)** ____ **Children** _____

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

**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.**