

GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.
Monday, April 20, 2026
4 P.M.
500 South Florida Avenue, Tarpon Springs, FL 34689
AGENDA

- I. Call to Order
- II. Establish A Quorum
- III. Approve and Waive the Reading of the Minutes of the March 2026 Meeting
- IV. Acceptance of the Treasurer's March 2026 Report — Doug MacEachen
- V. President's Report — Luby Sidoff
 - A. Real Estate Updates — Sale of Unit #145, Judith Patton and John Skaneski
 - B. Reminders:
 - Barbeque Grilling is to be done ten (10) feet from structures per Fire Marshall
 - If you get stuck in the elevator, please **call the phone numbers on the glass window** in the elevator for help before pushing the Help Button; an updated notice will be reposted
 - Anyone needing a new remote control gate opener can purchase one on line at Amazon: (Linear DTC Delta 3 Garage Door Remote 8 Dip Switch 310MHZ (DT DTA DTD DTC DNT00002A) 3-year warranty)
- VI. Ameri-Tech Management Report — Magda Hatka
 - A. Elevator Special Assessment Update
 - B. Process to Collect on Past Due Special Assessment
 - C. Updates on GFL Owners Directory
 - D. Update on Board Members Still Needing to Complete C.E. Coursework
 - E. Garage and \$45 unit bug spraying is available the third Monday of each month; the next spraying is Monday, May 17th Contact Magda to schedule your appointment at: mhatka@ameritech.com
- VII. Old Business
 - A. Elevator Door Modernization Project — Update on Timeframe
 - B. NaturZone Bat Remediation, Final Inspection and Adjustments
 - C. Create Digital Copies from Echo Blueprints — Stephanie is looking into having a copy of the original blue prints as well as a digital copy and original renderings
 - D. Repair of all Emergency Ground Floor Exit Doors in Both Buildings — Mike
 - E. Update on the Estate of Didier Kervann's Unit #242, Power, AC, and Mildew Concerns
- VIII. New Business
 - A. ARC Form — Degan, Unit #114 for Range Hood Vent
- IX. Adjournment

Submitted by: *Carla Maciag*, Board Secretary