

GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.
500 South Florida Avenue, Tarpon Springs, FL 34689
MONDAY, JUNE 15th, 2026
4 P.M.
AGENDA

- I. Call to Order
- II. Establish A Quorum
- III. Approve and Waive the Reading of the Minutes of the May 2026 Meeting
- IV. Acceptance of the Treasurer's May 2026 Report — Doug MacEachen
- V. President's Report — Luby Sidoff
 - A. Drive-Way Sealing and Re-Striping Project by All Phase Paving
 - B. Fire Extinguishers Inspection and Certification Renewal Notice
 - C. Dates for Upcoming Meetings and Budget-Planning Meetings:
 - July 20 — Regular Scheduled Board Meeting at 4 p.m. in the Clubhouse
 - August 25 — Budget Planning with Ameri-Tech: Luby, Doug, Magda
 - August and September — No Board Meetings Planned
 - September 18 — Send 1st Notice of Annual Membership Meeting (60 days prior)
 - October 8 — Receive all New Intents to Run for the Board (40 days prior)
 - October 13 — Receive New Intents to Run for the Board — Information Sheet
 - October 16 — Send 2nd Notice of Annual Meeting (30 days prior) and the Proposed Budget
 - October 19 — Regular Scheduled Board Meeting at 4 p.m. in the Clubhouse
 - November 17 — Annual Membership Meeting: Election and 2027 Budget Approval at 6 p.m.
 - November 28 — Christmas Decorations for Clubhouse and Grounds
 - December — No Board Meeting
 - D. My Safe Florida Home Grant (MSFH) 2026 to Strengthen Properties Against Hurricanes
- VI. Ameri-Tech Management Report — Magda Hatka, LCAM
 - A. June 15th Walkthrough — Meet at the Clubhouse at 3 p.m.
 - B. Elevator Special Assessment Update on Collection Process
 - C. Updates on GFL Owners Directory — Is now complete and has been distributed to the Board
 - D. Garage and \$45 unit bug spraying is available the third Monday of each month; the next spraying is Monday, June 15th Contact Magda to schedule your appointment at: mhatka@ameritech.com
- VII. Old Business
 - A. Update on Elevator Door Modernization Project — July for Both Buildings
 - B. Update on Repair or Replacement of All Four (4) Emergency Ground Floor Exit Doors — Mike
 - C. Update on the Estate of Didier Kervann's Unit #242 Lien and Right of Entry — Removal of Items
 - D. Update on Rules and Regulations (Rev. 2023) — Stephanie, Documents Committee
 - E. Vacation Schedule for Summer Months
- VIII. New Business
 - A. Performance Floors to Re-Do Finish of 502 on June 17th — Watch for Notice
 - B. Call boxes 502 and 504 and Gate — Bob, Florida Parking
 - C. ARC Form Request from Unit #231
- IX. Adjournment

Submitted by: *Carla Maciag*, Board Secretary