

GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.
500 South Florida Avenue, Tarpon Springs, FL 34689
MONDAY, May 18, 2026
4 P.M.
AGENDA

- I. Call to Order
- II. Establish A Quorum
- III. Approve and Waive the Reading of the Minutes of the April 2026 Meeting
- IV. Acceptance of the Treasurer's April 2026 Report — Doug MacEachen
- V. President's Report — Luby Sidoff
 - A. Drive-Way Sealing and Re-Striping Project by All Phase Paving
 - B. Reminders: Spring Cleaning of Garages, Alcoves and Roof-Attic Storage
 - C. Fire Extinguisher Renewal Notice from TSPD is due May 19, 2026 — Chris Pelicanos, Fire Systems Company to complete
 - D. Dates for Upcoming Meetings and Budget-Planning Meetings
 - E. Infrastructure Repairs — Florida Grant Fund has \$28 M to expire the end of the year
- VI. Ameri-Tech Management Report — Magda Hatka
 - A. Elevator Special Assessment Update
 - B. Process to Collect on Past Due Special Assessment — After 60 days, Lien letters were sent to delinquent owners along with a \$250 fine to be paid by owners
 - C. Updates on GFL Owners Directory — Carla and Lucy
 - 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
 - E. The next walkthrough is Monday, June 15th at 3:00; meet at the Clubhouse
 - F. An Updated Photo of the Current Board has been posted to our GFL WebPage
- VII. Old Business
 - A. Update on Elevator Door Modernization Project — New Timetable
 - B. Updates on Storm Drains and work completed by Shenandoah Construction on April 30
 - C. NaturZone Bat Remediation — Table till August
 - D. Repair of All Four (4) Emergency Ground Floor Exit Doors and Frames — Mike
 - E. Update on the Estate of Didier Kervann's Unit #242 — The Intent to Lien Letter was sent
 - F. Update on Storm Drains
 - G. Update on Rules and Regulations — Carla and Lucy
 - H. Update — ARC Form for Degan, Unit #114, Range Hood Vent, approved by Board in April
- VIII. New Business
 - A. Infestation of Bees in 502
- IX. Adjournment

Submitted by: *Carla Maciag*, Board Secretary