

GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.
500 South Florida Avenue, Tarpon Springs, FL 34689
MONDAY, OCTOBER 19, 2026
4 P.M.
AGENDA

- I. Call to Order
- II. Establish A Quorum
- III. Approve and Waive the Reading of the Minutes of the July 2026 Meeting
- IV. Acceptance of the Treasurer's July, August and September 2026 Reports — Doug MacEachen
- V. President's Report — Luby Sidoff
 - A. Welcome new owners, Katheryn Kader and Mark Upton, Unit #124
 - B. Elevators
 - C. Bat Issues Addressed
 - D. Trespassers
 - E. Hurricane Season Update
 - F. Dates for Upcoming Meetings and Budget-Planning Meetings:
 - **November 17 (Tuesday) — Annual Membership Meeting: Election and 2027 Budget Approval at 6 p.m. in the Clubhouse**
 - November 28 (Saturday 10:30) — Christmas Decorations for Clubhouse and Grounds
 - December — No Board Meeting
- VI. Ameri-Tech Management Report — Magda Hatka, LCAM
 - A. Walkthrough
 - B. Upcoming Required Board Education Event
 - C. Gate Directory Update to Include New Owners
 - D. Garage and \$45 unit-bug spraying is available the third Monday of each month; make arrangements by emailing: mhatka@ameritechmail.co
- II. Old Business
 - A. Elevator Door Modernization Project Update
 - B. Bids for Replacement of Four (4) Emergency Ground Floor Fire Exit Doors Update — Mike
 - C. Kervann, Unit 242, Foreclosure Update
 - D. Rules and Regulations (Rev. 2023) Documents Committee Update — Stephanie
 - E. Update ARC Form Request from Unit #223, Annas, for installation of replacement windows
 - F. Update ARC Form Request from Unit #231, Kessler/Donald, for kitchen-stove venting
 - G. Update on ARC Form Request from Unit #223, Annas, for glass enclosure of patio
 - H. Update on ARC Form Request from Unit #234, Kolovos, for glass enclosure of patio
- VIII. New Business
 - A. Insurance Policy Renewal
 - F.P.A.T. Property Valuation
 - Citizens Renewal Quote
 - Other Carrier Quotes
 - B. Bat Remediation Update
 - C. Pressure Wash All Walkway Floors - Bill Brown and Crew
- IX. Adjournment

Submitted by: *Carla Maciag*, Board Secretary