

***GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.***  
***500 South Florida Avenue, Tarpon Springs, FL 34689***

***MONDAY, APRIL 20, 2026***

***4 P.M.***

***MINUTES***

- I. Call to Order — 4:00 P.M.
- II. Establish A Quorum — All Present: Luby Sidoff, Stephanie Stiles, Doug MacEachen, Mike Mahoney and Carla Maciag. Also present were Magda Hatka, LCAM, Ameri-Tech, and five (5) owners.
- III. Approve and Waive the Reading of the Minutes of the March 2026 Meeting  
**Motion:** was made and seconded to approve and waive the reading of the minutes of the March 2026 meeting was unanimous
- IV. Acceptance of the Treasurer’s March 2026 Report — Doug MacEachen  
End of Month Cash on Hand is \$101,860. Monthly Expenses was \$12,572 which was \$5,277 under budget. For the year we are \$20,057 under budget. Total Reserve is \$235,369 of which \$8,140 is Deferred Maintenance.  
Explanation of Expenses: Performance AC for piping and draining in Bldg. 504 - \$1,135.00  
Greenberg & Nikoloff for review of TK Elevator contract - \$877.50  
**Motion:** was made and seconded to accept the Treasurer’s March 2026 Report was unanimous
- V. President’s Report — Luby Sidoff
  - A. Real Estate Updates — Sale of Unit #145, from Judith Patton and John Skaneski to Paul and Jane Sullivan, who moved in today. There will be two more units going on the market soon; Unit #235 from Jeff and Mary Magner, who have moved into Unit #231; and Bryan and Lucy Walker, Unit #124, who will be leaving at the end of June and heading to New Mexico
  - B. Reminders:
    - Barbeque Grilling is to be done ten (10) feet from all structures, walls and overhangs, per Fire Marshall; all grills that need lighting by an open flame, must be moved to a 10 foot clearance; Luby and Jim Rivers will work together to plan for pavers or a concrete slab to be poured for the Clubhouse grill, and for a flat surface for the 502 and 504 outdoor-grill areas
    - If you get stuck in the elevator, please sound the “Alarm button” to alert those in hearing range to send for help; if no response, **call the phone numbers on the glass window;** which are people who can reset the elevator within minutes. However, if anyone in the elevator is in distress, please call 911 or push the Help Button, which calls the Fire Department and an EMS Ambulance.
    - If the elevator gets stuck and has no occupants, TK Elevator wants us to call them for a reset and they will troubleshoot the system and record the issue in the maintenance record
    - Update on Gate Remote Control Openers — Dismiss previous info; Our equipment requires a radio frequency of 303.875; we are still doing research to find a compatible opener
    - Lock-Box Keys for Emergencies — If you changed your entry key within the last three years, please make sure the Board has a copy of your key or your digital key code in the lock box in case of emergencies
  - C. Fire Extinguisher Renewal Notice from TSPD is due May 19, 2026 — Chris Pelicanos, Fire Systems Company, has us on his schedule and will take care of this for us
  - D. Copper Pipe Repairs for Owner Units — There has been recent pin-hole leaks creating water bubbles in the ceiling of two 504 units; while the board can help you to find a plumber if needed; however, anything within the walls of your unit is the owner’s responsibility; “pex” piping seems to be the preferred replacement instead of PVC or copper piping.

- VI. Ameri-Tech Management Report — Magda Hatka
- A. Elevator Special Assessment Update — Three (3) owners are delinquent; Final Payments are due April 30<sup>th</sup> before being sent to Collections
  - B. Process to Collect on Past Due Special Assessment — After 60 days, a lien letter will be sent to delinquent owners along with a \$250 fine to be paid by the owner
  - C. Updates on GFL Owners Directory — Carla and Lucy are working on updating the GFL Directory to include all of our new owners; if you changed your phone number, email address or your alternate address within the last three years, please give Carla or Lucy your updated information; which will not be made public without your permission; only names and unit numbers will be made public
  - D. Update on Board Members Still Needing to Complete C.E. Coursework — New board members are required to take a four (4) hour class by June 30 of the year they are first elected and a one (1) hour class every year there after; Notices of classes will continue to be sent to Board Members who are past due
  - E. Garage and \$45 unit bug spraying is available the third Monday of each month; the next spraying is Monday, May 18<sup>th</sup>; Contact Magda to schedule your appointment at: [mhatka@ameritech.com](mailto:mhatka@ameritech.com)
  - F. The next walkthrough is Monday, May 18<sup>th</sup> at 3:00; meet at the Clubhouse
  - G. Updated Photo has been taken of the Current Board to be posted to our GFL WebPage
- VII. Old Business
- A. Elevator Door Modernization Project — TKE still expects a start date at the end of May
  - B. NaturZone Bat Remediation — Final Inspection and Adjustments have been made; guano is still present at some locations; however, bat exclusions and remediation may only take place from August 15 to April 14 by law
  - C. Create Digital Copies from Echo Blueprints — Tabled until fall
  - D. Repair of All Four (4) Emergency Ground Floor Exit Doors and Frames — Mike suggested that since this will be an expensive project, we can start with the worst door from each building
  - E. Update on the Estate of Didier Kervann's Unit #242 — The Intent to Lien Letter went out on March 17<sup>th</sup> from our attorney; which means shortly after May 1, it will be ready for a lien; there are power, AC, and mildew concerns; which Tom A. has been checking; so far the AC is still on
  - F. Infrastructure Repairs: Replacement of On/Off Water Switches in Garages — The process of replacing the switches has begun on an as-needed basis until all have been replaced
- VIII. New Business
- A. ARC Form for Degan, Unit #114, Range Hood Vent has been inspected and is now up to code — Approved and Ratified by 3-2 vote; the Board will check on any maintenance required to be performed by owners
  - B. New Development — Infestation of Bees on 3<sup>rd</sup> and 4<sup>th</sup> floor walkways of building 502  
**Motion:** was made and seconded to have NatureZone eradicate the bees at a cost of \$350 passed by 4 to 1 vote
  - C. Drains need to be addressed before summer rains and hurricane season — This project will be funded with GFL Deferred Maintenance, due to its protection of our buildings; Three quotes were received: Shenandoah \$2,850; Advanced Drain Solutions \$4,300; and Badger \$2,900  
**Motion:** was made and seconded to hire Shenandoah at their one-day daily rate of \$2,850 for our main drain, garage grate drains, jetted drain and ADS Box walkway flooding prevention drains into front drainage including first-floor walkways, was unanimous
- IX. Adjournment — 5:16 P.M.

Submitted by: *Carla Maciag*, Board Secretary