

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

President Luby Sidoff announced three (3) ARC Forms recently received have been added to the Agenda as Item VIII. D.

- I. Call to Order — 4:00 P.M.
- II. Establish A Quorum — Board Members present were Luby Sidoff, Stephanie Stiles, Mike Mahoney and Carla Maciag; Doug MacEachen joined by speaker phone. Also present was Magda Hatka, LCAM from Ameri-Tech and six (6) homeowners.
- III. Approve and Waive the Reading of the Minutes of the May 2026 Meeting
Motion: was made and seconded to approve and waive the reading of the May 2026 Minutes was unanimous
- IV. Acceptance of the Treasurer's May 2026 Report — Doug MacEachen
End of Month Cash on Hand was \$85,168. Monthly Expenses were \$12,530 which was \$5,319 Under Budget. For the year we are \$32,241 Under Budget. Total Reserve is \$277,016 of which \$2,156 is Deferred Maintenance.
Motion: was made and seconded to accept the Treasurer's May 2026 Report was unanimous
Explanations: Payments made to: Consolidated Electric \$3,385.69; All Phase Paving \$3,925 (1/3 split with Tarpon Club). Shenandoah-Hydronic Jet PAC \$3,450. TK Elevator \$1,852.44. We need to keep an eye on Deferred Maintenance; which is only \$2,156.81. We have \$22,945 in interest earned.
- V. President's Report — Luby Sidoff
 - A. Drive-Way Sealing and Re-Striping Project by All Phase Paving — Crew was organized and efficient; Squeegee process was a wise choice; we have left a bucket of sealant for future touchups
 - B. Fire Extinguishers Inspection and Certification Renewal — Inspected by Chris Pelicanos was completed the end of May
 - C. Dates for Upcoming Meetings and Budget-Planning Meetings:
 - July 20 — Regular Scheduled Board Meeting at 4 p.m. in the Clubhouse — Luby will be away; Meeting to be conducted by Stephanie Stiles, VP and Carla Maciag, Secretary
 - August 25 — Budget Planning with Ameri-Tech: Luby, Doug, Magda at 1:00 P.M.
 - 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 (Tuesday) — Annual Membership Meeting: Election and 2027 Budget Approval at 6 p.m. in the Clubhouse
 - November 28 (Saturday) — Christmas Decorations for Clubhouse and Grounds
 - December — No Board Meeting
 - D. My Safe Florida Home Grant (MSFH) 2026 to Strengthen Properties Against Hurricanes — Individual homeowners may inquire about replacement hurricane windows and doors
- VI. Ameri-Tech Management Report — Magda Hatka, LCAM
 - A. June 15th Walkthrough — Magda reported on several dead bushes to be removed
July 20th Walkthrough — Meet at the Clubhouse at 3 p.m.
 - B. Elevator Special Assessment Update on Collection Process — We are \$1,000 short from the Estate of Didier Kervann; A Lien has been placed on the property
 - 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, July 20th; Contact Magda to schedule appointment at: mhatka@ameritechmail.comqwefij

VII. Old Business

- A. Elevator Door Modernization Project Update — Building. 504; Monday, July 6-10 and Building 502, July 13 - 17; Watch for notices to be posted with more details; Carla, Mike and Magda will be on standby while Luby is on vacation
- B. Update on Repair or Replacement of All Four (4) Emergency Ground Floor Exit Doors — Mike met with contractors who will give us two quotes of 20 and 90-minutes fire ration duration time; one more bidder must be contacted for a quote before the board votes
- C. Update on the Estate of Didier Kervann's Unit #242 — With the Lien and Right of Entry, board members were able to enter the unit and remove problematic items; fridge was completely cleaned out; as well as pizza boxes containing food particles and empty boxes; NatureZone will be contacted to spray the unit on a monthly basis; a blood relative in France was notified and declined any ownership and responsibility for the property; our attorney says we may be able to file for bankruptcy as soon as July 2
- D. Update on Rules and Regulations (Rev. 2023) — Stephanie reported the Documents Committee has received updates from the Board and from owners on several items; the Committee is looking into compliance with Florida Statutes and wording and will run all changes by our attorney before they submit any updates to the Board for review; all updates from the community are welcome and are to be sent to Stephanie Stiles, who is heading the committee at:
- E. Vacation Schedule for Summer Months — Board Members reported on availability to President

VIII. New Business

- A. Repairs to Mailboxes Elevator Floor Resurfacing — Performance Floors will be repairing this area on June 17th; which required 24 hours to dry; Notices will be posted
- B. Call boxes 502, 504, and Gate — Bob, Florida Parking will be replacing the faded key-pad panels and updating the owners; names, unit numbers, and owner-preferred phone number to allow visitor entry; Magda will send out requests to owners to assign the one phone number they want to use to allow visitor entry and will relay info to Bob for reprogramming the information into the call boxes; the 502 and 504 call boxes may change to a # sign at the end of the code
- C. ARC Form Request from Unit #231, Kessler, to install oven vent to outside — Tabled
Motion: was made and seconded to table this item until receipt of the City of Tarpon inspection report on the Degan's vent is known was unanimous
- D. ARC Form Request from Unit #223, for installation of replacement windows
ARC Form Request from Unit #223, Annas, for glass enclosure of patio
ARC Form Request from Unit #234, Kolovos, for glass enclosure of patio
Motion: was made and seconded to ratify the above approved Arc Forms was unanimous

IX. Adjournment — 5:02 P.M.

Submitted by: *Carla Maciag*, Board Secretary