

GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.

Monday, March 16, 2026

4 P.M.

500 South Florida Avenue, Tarpon Springs, FL 34689

MINUTES

- I. Call to Order — 4 P.M.
- II. Establish A Quorum — Present were: Luby Sidoff, Stephanie Stiles, Doug MacEachen Carla Maciag, and Mike Mahoney who arrived late due to a work obligation. Also present were four (4) owners. Magda Hatka, had an excused absence.
- III. Approve and Waive the Reading of the Minutes of the February 2026 Meeting
Motion: was made and seconded to approve and waive the reading of the Minutes of the February 2026 Meeting was unanimous
- IV. Acceptance of the Treasurer's February 2026 Report — Doug MacEachen
End of Month Cash on Hand was \$78,314. Monthly Expenses were \$10,410, which was \$7,439 under budget. For the year we are \$14,779 under budget. Total Reserves are \$227,961 of which \$7,714 is Deferred Maintenance.
Explanation of Expenses:
 - TK Elevator deposit payment of \$46,405.89
 - Ameri-Tech bookkeeping averages the annual insurance payment items to be divided up into 12 monthly payments, however, we make one insurance payment in December
 - State-required audit every two years; which was a \$4,500 unexpected expense**Motion:** was made and seconded to accept the Treasurer's February 2026 Report was unanimous
- V. President's Report — Luby Sidoff
 - A. Elevator Special Assessment — Contract has been signed; 50% partial payment has been met; down payment paid from Elevator Reserves
 - B. Suggestions for Infrastructure Maintenance: (See VIII. B. C. D. below)
 - Main Drains
 - Unit Drain Pipes
 - Water On/Off Handler Switches on Garage Ceilings
 - C. Real Estate Updates — Currently three (3) units are up for sale with one more coming on the market soon; in the planning; showings are slow at this time
 - D. Reminders:
 - Do Not Feed Wildlife, especially coyotes
 - Do not throw food from your balcony onto the grounds
 - A bear has been spotted on the property and was said to disappear into the brush
 - Yellow fencing around a tortoise burrow marks a threatened species and is monitored; fines may be incurred for violators
 - Kitchen Drains — please limit garbage disposal usage to small food items and always avoid pouring grease and oil down the drains
- VI. Ameri-Tech Management Report — Magda Hatka
 - A. Walkthrough Report
Next Walkthrough is on Monday, April 20th — Meet at Clubhouse at 3:00
 - B. Garage and \$45 per unit bug spraying is available the third Monday of each month; some unit owners are experiencing ants; the next spraying of the garage and units is Monday, April 20th in the a.m.; Call Magda to schedule your appointment at: mhatka@ameritechmail.com
 - C. GFL Owners' Directory to include new owners — Update and distribute copies to Board Members and a Master Copy for the Clubhouse Office to include complete information as required by the R&Rs; however, R&Rs need to be reviewed for privacy of owners who do not want their phone numbers and/or email addresses to be included in the GFL Owners' Directory
 - D. Fully-Funded Reserves Requirement Changes — Tabled until next meeting when Magda returns

- E. H.O.A. Meeting in Tampa — Engagement Compilation Report has been signed by Treasurer, Doug MacEachen, as part of the Financial Audit; which is required by Florida State Law every two (2) years; cost of Financial Audit was \$4,500
- F. Entry Sign Request — “This property is under 24-hour video surveillance” sign needs a strong post; Mark Degan has readjusted the cameras at the gate and mailboxes and reported that three (3) of the four (4) cameras are now recording; one needs rewiring
- G. Paving and Sealing — Obtain a 4th quote from Suncoast Paving (See VII. E.)

VII. Old Business

- A. Elevator Door Modernization Project
 - Contract has been signed
 - A Partial Payment Release Check is ready to be sent, and Brooklyn is awaiting the Ameri-Tech Sign-Off Requirement from TKE management
 - Project to begin the end of May after a customized piece of equipment is built, delivered and ready to be installed for each elevator
 - 504 Elevator will be installed prior to 502 Elevator
 - Project is expected to take 4-5 days per elevator
 - Notices will be posted to address procedures for the inconveniences of parking, hauling groceries and deliveries, especially prescriptions, and the need for helpful neighbor volunteers, as we approach construction startup, which will also give owners the opportunity to vacate or make necessary arrangements
 - **If you get stuck in the elevator, please call the phone numbers on the glass window in the elevator for help before pushing the help button;** a larger-printed notice will be reposted
- B. NaturZone Bat Remediation — Affected areas are Units 114 and 212; No remediation is permitted to be done April - August 2026 as bats are a protected species; NaturZone has promised to come out and re-inspect before the deadline
- C. Create Digital Copies from Echo Blueprints — Stephanie is looking into having a copy of the original blue prints as well as a digital copy
- D. Repair of all Emergency Ground Floor Exit Doors in Both Buildings — Mike to inspect and give recommendations; currently only one of the four doors has been repaired
- E. Sealing and Repair of Roadways — Schedule in August as hot weather promotes a faster drying time; Magda to obtain a fourth bid from Suncoast Paving

VIII. New Business

- A. Update on the Estate of Didier Kervann, Unit 242 — At present January, February, March and Special Assessment payments are now past due; we are seeking advise of our attorney on how to proceed
- B. Chlorine Flush — Not recommended for PVC pipes
- C. Drain Work — has not been fully cleared of dirt and rocks from the main pipe burst and will be scheduled before rainy season
- D. Replace Water Pipe On/Off Handles for Incoming Pipes — Replacements of handles in both garages are located on the ceiling above the cars and will begin in phases on a most-in-need basis, until all are replaced

IX. Adjournment — 4:54 P.M.

Submitted by: *Carla Maciag*, Board Secretary