

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

- I. Call to Order — 4:08 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 one (1) owner.
- III. Approve and Waive the Reading of the Minutes of the April 2026 Meeting
Motion: was made and seconded to approve and waive the reading of the minutes of the April 2026 meeting was unanimous
- IV. Acceptance of the Treasurer’s April 2026 Report — Doug MacEachen
End of Month Cash on Hand was \$81,708. Monthly Expenses were \$9,985, which was \$7,864 under budget. For the year we are \$27,921 under budget. Total Reserves is \$279,025, of which \$8,566 is Deferred Maintenance.
Explanation of Expenses: \$36,500 received in Special Assessments for Elevator received through April 30
Motion: was made and seconded to accept the Treasurer’s April 2026 Report was unanimous
- V. President’s Report — Luby Sidoff
 - A. Drive-Way Sealing and Re-Striping Project by All Phase Paving — Is underway; began as scheduled and is expected to finish as planned on Thursday; Ameri-Tech IT will send flash emails informing owners of the required actions for movement of parked cars; the dumpsters have been switched, but cannot be taken out for pick-up until Thursday; the board thanks everyone for their cooperation in this matter
 - B. Reminders: Spring Cleaning of Alcoves and Roof-Attic Storage and Garages — Alcoves: the board has identified many long-term storage bikes that are broken and dirty and will be notifying owners regarding removal; unclaimed bikes and other items may be disposed of by the board
 - C. Fire Extinguisher Renewal Notice from TSFD is due May 2026 — Chris Pelicanos, Fire Systems Company to complete
 - D. Dates for Upcoming Meetings and Budget-Planning Meetings:
 - Budget Planning Workshop (Magda, Luby and Doug) to be scheduled
 - June 15th and July 20th — Regularly Scheduled Board Meetings 4 p.m. clubhouse; no change
 - August and September — No Board Meetings
 - September 18 — Send 1st Notice of Annual Membership Meeting (60 days prior)
 - October 8 — Receive all New Intents to Run (40 days prior)
 - October 13 — Receive New Intents to Run Information Sheet
 - October 16 — Send 2nd Notice of Annual Meeting (30 days prior) and the Proposed Budget
 - October 19th — Regular Scheduled Board Meeting at 4 p.m. in the Clubhouse
 - November 17 — Annual Membership Meeting: Election and 2027 Budget Approval at 6 p.m.
 - November 28 — Christmas Decorations
 - December — No Board Meeting
 - E. Infrastructure Repairs — My Safe Florida Home Grant (MSFH) 2026 — It was reported on the news that this Fund, run by the Department of Financial Services, still has \$28 million dollars; we will look into the guidelines and see if we can apply

- VI. Ameri-Tech Management Report — Magda Hatka, LCAM
- A. - May Walkthrough — Magda will be on the property at 7:30 am for the Sealing Project, on Monday, May 18th and Wednesday May 20th
- June 15th Walkthrough — Meet at the Clubhouse at 3 p.m.
 - B. Elevator Special Assessment Update — Kervann Estate Lien Letter was sent and we are now in the Collection Process; owner to pay for Attorney fees and all associated expenses
 - C. Process to Collect on Past Due Special Assessments — All other Assessments have been paid in full
 - D. Updates on GFL Owners Directory — Is now complete and has been distributed to the Board
 - E. Board Photo — A current photo of the Board of Directors has been posted to the Web Page
 - F. 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
- VII. Old Business
- A. Update on Elevator Door Modernization Project — New Timetable — Brooklyn from TKE has informed us the door components will ship on June 19th and the project is set to begin the end of June
 - B. Updates on Storm Drains — All property drains have been cleaned and jetted out and cleared by Shenandoah Construction — Complete
 - C. NaturZone Bat Remediation — Several holes have been identified; however, bat droppings still occurring in front of Unit 212, but cannot be addressed until August — Table till August
 - D. Repair of All Four (4) Emergency Ground Floor Exit Doors and Frames — Mike looked into replacements doors costing from \$400 to \$1900 per door plus labor, depending on the fire rating; we can begin replacement with the most needed door, which is 504 west side, or we can see if we can get a discounted rate for replacement of all four doors and plan for it in the budget
 - E. Update on the Estate of Didier Kervann’s Unit #242 — The Intent to Lien Letter has been sent and we posted required sign on door as advised by our attorney; the board now has acquired Right of Entry to the dwelling and we will be conducting regular inspections, at least two people at a time, for mold, mildew, bugs, and will be disposing of perishable items and keep a record of all items that are removed from the unit; we also plan for NaturZone to spray and will make other decisions as seen fit in order to protect the community’s best interests
 - F. Storm Drains — Completed April 30
 - G. Update on Rules and Regulations — Carla and Lucy have reviewed and updated the Regulations to include wording for “Open Carry” and BBQ safety and will send to the board for adoption
 - H. Update on ARC Form for Degan, Unit #114, Range Hood Vent; approved by Board in April — The Degan’s have agreed to apply for a permit from the City of Tarpon and have the project inspected by a City Engineer at their own expense
- VIII. New Business
- A. Infestation of Bees in 502 — Cleaned out the end of April by Sam from NatureZone for \$350; bees are gone — Completed
- IX. Adjournment — 5:18

Submitted by: *Carla Maciag*, Board Secretary