GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.
500 South Florida Avenue, Tarpon Springs, FL 34689
MEETING OF THE BOARD OF DIRECTORS
MONDAY, NOVEMBER 2, 2026
12:00 P.M.
MINUTES

I. Call to Order — 12:00 p.m.

II. Establish A Quorum — Board Members: Luby Sidoff, Doug MacEachen, Carla Maciag were present and Stephanie Stiles and Mike Mahoney were on speaker phone. Magda Hatka from Ameri-Tech, and owners Susan Rose and Chuck, Mark and Marie Degan, and Kevin Walker were present.

III. Proof of Notice of Meeting — Carla presented the Notices, which she posted in the 502 and 504 elevators on October 29, 2026 and both Notices were posted in the 504 encased bulletin board on October 31. Magda posted both Notices to our WebSite in the a.m. of October 30, 2026.

IV. Approval of the Revised Architectural Change Form (ARC Form) — Stephanie Stiles and Susan Rose, Documents Committee —
The Revised ARC Change Form was updated to include:
- The Contractor's License Number and additional responsibilities by the owner as:
- Owner obtain County and/or City building permits and submit such to the board prior to starting work;
- Agrees to be totally responsible for costs of repairs or maintenance of improvements;
- Maintenance of improvements, and responsibilities are to be conveyed to new owners in the sale of the unit; and
- There are no modifications or changes to common or limited common elements without board or community approval.

Motion: was made and seconded to update the Architectural Change Form and Architectural Guidelines Form as presented was unanimous

- The Revised Architectural Guidelines Form was updated for clarification to include interior repairs and replacements that "do not" require an ARC Change Form and those that "do" require an ARC Change Form.

Magda will post the Architectural Change Form and the Architectural Guidelines Form to the Website and will send emails to all owners who have turned in Email-Release Forms to Ameri-Tech. Both forms can be found and printed from our website at: gulffrontlagoon.org

V. Approval of the Revised Rules and Regulations — Stephanie Stiles and Susan Rose, Documents Committee:
The following sections of the Rules and Regulations have been slightly adjusted or changed as follows:

General Rules: No. 19 - Drones, No. 24 - Kayaks, and No. 25 - No Feeding Wildlife; Swimming Pool: No. 7. - Loud Media Devises and No. 16. - Bathing Attire; Elevators: No. 2. - Emergency Instructions; Clubhouse: No. 10. - No Food in Fitness Areas and No. 12. - No Wet Bathing Suits; and Firearms - Open Carry Law was added per Florida State Law

Additional changes were made by the participants at the meeting to be incorporated into the Rules and Regulations as follows:

- Contractors and Owners — No. 8 "…no construction work on Sundays except in emergencies and with notification of the Board of Directors or necessary vote of the community.

- Firearms — …The exception applies to law enforcement officials, and owners and tenants who are legally allowed to keep lawfully possessed weapons locked inside their cars.

Motion: was made and seconded to approve the changes and updates to the Rules and Regulations (Rev. 2023) as presented was unanimous

Magda will post the Rules and Regulations to the Website and will send emails to all owners who have turned in Email-Release Forms to Ameri-Tech.

VI. ARC Change Form for Unit #211, Susan Rose, for Window Replacement — The form was first received by Ameri-Tech on September 18; however, it was not received in time to be included in the September Board Meeting; the Board and the applicant did not feel the matter should be held up until the January Board Meeting; thus this November Board Meeting was called. The

New Architectural Change Form has been submitted with the required additional information.

Motion: was made and seconded to approve the ARC Form for Susan Rose, Unit #211, for replacement of (3) three Bronze Laminate Impact Windows was unanimous

VII. Adjournment — 12:31 p.m.

Submitted by: *Carla Maciag,* Board Secretary