

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

- I. Call to Order
- II. Establish A Quorum
- III. Approve and Waive the Reading of the Minutes of the April 2026 Meeting
- IV. Acceptance of the Treasurer's April 2026 Report — Doug MacEachen
- V. President's Report — Luby Sidoff
  - A. Drive-Way Sealing and Re-Striping Project by All Phase Paving
  - B. Reminders: Spring Cleaning of Garages, Alcoves and Roof-Attic Storage
  - C. Fire Extinguisher Renewal Notice from TSPD is due May 19, 2026 — Chris Pelicanos, Fire Systems Company to complete
  - D. Dates for Upcoming Meetings and Budget-Planning Meetings
  - E. Infrastructure Repairs — Florida Grant Fund has \$28 M to expire the end of the year
- 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 18<sup>th</sup> and Wednesday May 20<sup>th</sup>
    - June 15<sup>th</sup> Walkthrough — Meet at the Clubhouse at 3 p.m.
  - B. Elevator Special Assessment Update
  - C. Process to Collect on Past Due Special Assessments
  - D. Updates on GFL Owners Directory
  - 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 15<sup>th</sup>; Contact Magda to schedule your appointment at: [mhatka@ameritech.com](mailto:mhatka@ameritech.com)
- VII. Old Business
  - A. Update on Elevator Door Modernization Project — New Timetable
  - B. Updates on Storm Drains and work completed by Shenandoah Construction on April 30
  - C. NaturZone Bat Remediation — Table till August
  - D. Repair of All Four (4) Emergency Ground Floor Exit Doors and Frames — Mike
  - E. Update on the Estate of Didier Kervann's Unit #242 — The Intent to Lien Letter was sent
  - F. Update on Storm Drains
  - G. Update on Rules and Regulations — Carla and Lucy
  - H. Update — ARC Form for Degan, Unit #114, Range Hood Vent, approved by Board in April
- VIII. New Business
  - A. Infestation of Bees in 502
- IX. Adjournment

Submitted by: *Carla Maciag*, Board Secretary