

TARPON CLUB INC.
500 South Florida Avenue, Tarpon Springs 34689
MONDAY, JUNE 15th, 2026
5 P.M.
MINUTES

- I. Call to Order — 5:02 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 \$17,853. Monthly Expenses were \$6,119 which was \$1,003 Under Budget. For the year we are \$10,969 Under Budget. Total Reserve is \$183,817 of which \$14,123 is Deferred Maintenance
Motion: was made and seconded to accept the Treasurer's May 2026 Report was unanimous
- V. President's Report — Luby Sidoff
 - A. Special Thanks to our Volunteers Tom Annas, who's regularly is improving the esthetics of our property by trimming, repairing and replacing little things that often go unnoticed; and to Jim Rivers and Mark Degan who are always ready to lend a helping hand; and to Joan Sidoff, Susan Rose, and Stephanie Stiles for their continued service on the Documents Committee
 - B. Driveway Sealing and Striping — All Phase was very thorough and efficient and did a great job for us; good decision to add the squeegee treatment; they left us with a bucket of sealant for touchups
 - C. Bird and Duck Issues in the Pool (See Item VII. C.) — Unfortunately a large dead owl was found in the pool
 - D. Problems with Missing and Broken Items in the Clubhouse — Replacing items is costing all of us money; we may need to purchase surveillance cameras
- VI. Ameri-Tech Management Report — Magda Hatka, LCAM
 - A. Property Walkthrough — Monday June 15th at the Clubhouse at 3 p.m — There are still issues with items being stored in garage parking spaces; Luby suggested talking to violators before Ameri-Tech sends any Letters of Violations
-Next Walkthrough — Monday July 20th at the Clubhouse at 3 p.m.
 - B. Gate Opener Remote Control — Anyone needing a new clicker may contact Magda to make arrangements for pick up and purchase of \$40 each at: mhatka@ameritechmail.com
- VII. Old Business
 - A. Bridge Pressure Wash and Painting Update — Bill Brown's crew gave us a \$2,000 quote with materials supplied by Tarpon Club; Kirk Kratsis, handyman, will be contacted for a second bid; however, we may want to choose professional painters to ensure manufacturer's instructions are followed
 - B. 2023 Rules and Regulations and ARC Form Proposed Updates — Stephanie reported the Documents Committee has received updates from the Board and from owners on several issues; the Committee is looking into the Florida Statutes for compliance and wording and will run all changes through our attorney before submitting the 2026 Revision to the Board for review

- C. Duck and Bird Issues in the Pool — We will be purchasing a deterrent alligator
- D. Kayak Rack Update — A Permit isn't required to replace the rack lost in the hurricane if it's under 100 sq. ft. and if it's 100 ft. from the coastal-water line; Kevin suggested a location behind the ditch on the island — Tabled

VIII. New Business

- A. Palm Tree Trimming by Prime Scope — Luby walked around the property with PrimeScope and eliminated trees not needing trimming at this time; which brought our total bid, which has already been approved, down to \$2,200 and includes the raising of the oak tree and some other minor fixes — Magda to schedule
- B. Mangrove Trimming by All Florida Mangroves — Magda to schedule in July
- C. Broken 65" TV in Clubhouse Sunroom — Spectrum was called out to check their equipment but the tech said the TV had been hit with an object making a spiderweb-like crack; the TV has been replaced for \$398.00 from Wal-Mart and is now working with all the updated Spectrum equipment
- D. Formation of a Dock Committee and Possible Grant Funding — Robin Van Auken, #225, is a grant writer and has volunteered to look into writing a grant to offset the cost of construction; we have two (2) quotes with a third coming soon; Committee Members are: Robin, John Warman, Jim Rivers, and Tom Annas

IX. Committee Reports

- A. Social Committee — Carla
 - The Memorial Day Luau Hosted by Alison Strong and Tina Kipp — Was a huge success
 - Physical Fitness Class Headed by Bryan Walker — Very informative; we thank Bryan for sharing his knowledge of the equipment and for helping us to become better informed when planning our workouts
 - Next Social Event: 4th of July Celebration and D.J. will be hosted by Maria Revello
- B. 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:
- C. Barbecue Grilling Areas — Luby and Jim are locating flat surface areas for the placement of pavers to be ten feet away from building structures, as required by Fire Marshall

X. Membership Comments and Suggestions

- Next Meeting — Monday, July 20th at 4 p.m.
- The Clubhouse has been reserved for a private party on Saturday, July 11th from 7 am to 10 pm by Karen Kruse
- The Clubhouse has been reserved for a private party on Saturday, July 18th from 4 to 11 pm by Linda Dunne
- The Clubhouse has been reserved for a private party on Saturday, October 3rd by Paula Mahoney; with decorating on October 2nd (Clubhouse will be open to residents during decorating
- Items for the July Agenda:
Kevin Walker — Our Aggregate Limit is \$2,000 which requires a Membership Vote if the Kayak Project is over the \$2,000 limit

XI. Adjournment — 6:12 P.M.

Submitted by: *Carla Maciag*, Board Secretary