TARPON CLUB INC.
500 South Florida Avenue, Tarpon Springs 34689
MONDAY, OCTOBER 19, 2026
5 P.M.
MINUTES

I. Call to Order — 5:09 p.m.

II. Establish A Quorum — Present were Board Members Luby Sidoff, Stephanie Stiles, Mike Mahoney Doug MacEachen and Carla Maciag. Also present were Magda Hatka, LCAM, Ameri-Tech, and six (6) Association Members.

III. Approve and Waive the Reading of the Minutes of the July 2026 Meeting
Motion: was made and seconded to approve and waive the reading of the July Minutes was unanimous

IV. Acceptance of the Treasurer's July, August and September 2026 Reports — Doug MacEachen
- End of July Cash on Hand was $22,571. Monthly Expenses were $4,736 which was $2,388 under budget. For the year we were $14,742 under budget. Total reserve was $192,751 of which $19,581 was Deferred Maintenance.
Explanation: Paid Prime Scape (tree trimming) $2,200.00

- End of August Cash on Hand was $16,552. Monthly Expenses were $12,299 which was $5,176 over budget. For the year we were $9,565 under budget. Total Reserves was $197,492 of which $22,310 was Deferred Maintenance.
Explanation: Paid All Florida Mangroves LLC (trimming) $7,000.00

- End of September Cash on Hand was $18,415. Monthly Expenses were $4,364 which was $2,758 under budget. For the year we were $9,965 under budget. Total Reserve was $181,714 of which $11,393 was Deferred Maintenance.
Explanation: Consolidated Electric (pool repairs) $2,501.48

Motion: was made and seconded to accept the Treasurer's July, August and September 2026 Reports was unanimous

V. President's Report — Luby Sidoff
- Huge thanks to Tom Annas for fixing sprinkler and elevator issues and other general maintenance concerns
- BBQ Grill — Jim replaced wheels, grate and covers and donated the parts
- Hose and Nozzle for Grill and Pool Area — Donated by Mark and Marie Degan
- Hurricane Season Update — We are fortunate so far this year to have missed the bullet
- Clubhouse AC — Serviced and part (compressor) replaced and is now repaired and complete
- **Annual Membership Meeting: Tuesday, November 17th — Election and 2027 Budget Approval at 6 p.m. in the Clubhouse**

VI. Ameri-Tech Management Report — Magda Hatka, LCAM
- A. Property Walkthrough Issues — Cherry picker left on site by window company, ran over and broke sprinkler head; company agreed to pay for repair
- B. Ants in Clubhouse Kitchen — NatureZone Pest Control did spraying and left ant traps

VII. Old Business
- A. Rules and Regulations (Rev. 2023) Documents Committee Update — Stephanie and Joan: The Committee has taken several recommendations from membership, but they need to make corrections to typos before copies are made for the Board to review. A Special meeting may be called to approve them.
- B. Palm Tree Trimming by Prime Scape — Complete
- C. Mangrove Trimming by All Florida Mangroves — Complete

D. Kayak Rack Update — One portable, heavy duty metal kayak rack has been ordered and built by Tom A. and will go out in same area as old Kayak rack that was destroyed in the 2024 hurricanes. **Motion:** was made and seconded to replace the permanent kayak structure with four (4) portable heavy-duty metal racks at the cost of $248 per rack, to be expanded on an as needed basis, which is our most cost effective and compatible option, was unanimous (previous Motion is withdrawn)

E. Dock Rebuilding Committee and Consideration of State Grant Program — Members: John Warman, Jim Rivers, and Tom Annas — Preparations are being made for the 2027 budget; quotes will be made on an apples to apples comparison; we prefer to use swift-mud composite board instead of wood, which will cost $3 to $5,000 more than Marine lumber; two (2) dock pilings may need to be replaced; Robin Van Auken did a fantastic job of researching the Florida State Grant program; however, we are not eligible because it is not a public dock nor do we want to allow public access; Robin agreed to help us with other projects in the future where grant monies may be available.

F. Bridge Pressure Washing and Painting Update — Kirk was the most reasonable; he will repair some boards and railings and repaint the bridge at the end of hurricane season in Nov./Dec.

VIII. New Business

A. Insurance Policy Renewal — F.P.A.T. Property Valuation File# REN2625155
- Hazardous Insurance: Replacement Cost $17,219,658; Less Insurance Exclusions $382,902; Insurable Replacement Cost $16,836,756 and
- Flood Insurance: Replacement Cost $20,289.600; NFIP Insurable Replacement Cost $10,528,487
- Insurance renewal cost was a 3% increase; several insurance companies will be contacted for 2027 insurance rates by our insurance agency McGriff Insurance, and if we find better policies we will switch from current carriers

B. Disaster Preparedness & Recovery Webinar Offered by Becker Lawyers — Carla gave an informative report and will type notes to be distributed to the Board and Emergency Binders

C. Leak in 504 Pipe in Garage at #244 Parking Space — Leak was coming from the shower in a unit that did not have an entry key in the lock box; Parking space #135 had leak in the main fire suppression waterline

D. Water Bill — Leak detector, Gary Sonar Bonar, did not find a leak on the blacktop nor anywhere else and checked the pool restrooms where a leak was found in the men's and the women's toilet tank; his charge was $300; both have been repaired by Tom Annas; Magda will watch our water bills to identify large discrepancies for possible reimbursement from the City of Tarpon Springs

IX. Committee Reports

A. Social Committee — Carla
- High Tea was held on August 9th, hosted by Alison Strong and Lucy Kolovos; well attended
- Labor Day Party on September 7th, was hosted by Carla Maciag; an enjoyable social event
- Oktoberfest, Saturday, October 17th was a nice social and Ray's game-watching event
- Future Social Event Ideas: Buc's Football Watch, Movie Night, and Mahjong; A sign-up sheet will be placed in the elevators for those interested in organizing Mahjong
- Christmas Decorating the Clubhouse and Grounds on Saturday, November 28th; at 10:30 a.m. All are welcome and encouraged to help; coffee and donuts will be provided; need icicle lights

B. Landscaping Committee — Stephanie and Marie
- Sprinkler box needs repairs — George at MSI will be giving Mark a quote
- Sprinkler at west end of pool area needs repair

X. Membership Comments and Suggestion
- A breaker box on the 504 roof needs repair; Service Works Roofing needs to come back and repair — Kevin
- Several straps are broken on pool chairs — Luby, Carla and Lucy will get quotes (CFI) for white and/or blue straps; furniture may be gone several weeks; winter months are best for getting them re-strapped with the least inconvenience
- Hall and Exterior Light Adjustments — Jim and Mark to go to 4th floor utility closet to adjust

XI. Adjournment — 6:07 p.m.

Submitted by: *Carla Maciag,* Board Secretary