

Gulf Front Lagoon Condominium Association Inc.

**ELEVATOR SPECIAL ASSESSMENT MEETING
MINUTES**

Thursday, February 5, 2026

At 5 p.m.

**Ameri-Tech Community Management, Inc.
5434 Grand Blvd., New Port Richey, FL 34652**

Zoom Meeting ID: 894 0599 7569 — Passcode: 028394

1. Call to Order — 5:08

(The Board apologizes for the Zoom start delay, which was caused by a power outage earlier in the day.)

2. Roll Call to Establish Quorum of the Board — Present were Luby Sidoff, Doug MacEachen, Mike Mahoney and Carla Maciag. Stephanie Stiles had an excused absence. Also present were Magda Hatka from Ameri-Tech, and one (1) owner. On Zoom were (4) owners, and staff from TK Elevators, Brooklyn Utter, Account Manager, and Patrick Stark, Service Manager, to answer questions.

3. Proof of Notice of Meeting — Magda Hatka showed confirmation of the USPS mailings to all owners at their requested addresses, and Notices were posted in both 502 and 504 elevators and was also posted on the GFL Website.

4. Open Forum (limited to three [3] minutes) — Brooklyn and Patrick from TKE explained the process of the door modernization, our contract and service contract and warranties, and addressed other questions asked by Kevin Walker, Marie Degan, Lucy Kolovos and board members. (See Q. and A. below)*

5. TK Elevators - \$106,000 – TKE discounted rate - \$93,000 (2 buildings)

- \$53,000 – Full Door Modernization – 502 Building

- \$53,000 – Full Door Modernization – 504 Building

6. Special Assessment of \$40,000.00, each unit paying \$1,000.00,

- \$53,000.00 will be taken from the reserves account — Elevators

7. Payments – Two payment of \$500.00 due April 1, 2026, and May 1, 2026

8. Board of Directors Vote — Approval of the \$40,000 Special Assessment

Motion: was made and seconded to approve a \$40,000 Special Assessment from the members of Gulf Front Lagoon to supplement the reserve funds in our “Elevator Reserves” for a total payment of \$93,000 to TK Elevator Company for modernization of both building elevators in 502 and 504, with work to begin within twelve (12) weeks, and two (2) payments of \$500 from each unit owner, which is due March 1 and April 1, 2026, was approved by the four (4) board members present, with Stephanie Stiles absent.

9. Adjourn Meeting — 5:50 p.m.

*Attachment

Submitted by: *Carla Maciag*, Board Secretary

ATTACHMENT

Q and A: Elevator Door Modernization

What’s an elevator door modernization?

- Elevator door equipment works together in unison like one big puzzle - A door modernization replaces all door hardware & safety systems to improve reliability, performance, and overall functionality during each ride.

Why is this recommended?

- About 70–80% of elevator service calls are caused by door malfunctions - Door equipment is the most critical part of an elevator’s operation, as it’s the only integrated system that moves every time the elevator is used.

Is there any warranty?

- Yes - There’s a warranty for the *lifetime of Gulf Front’s contract with TKE*. All parts & labor are covered unless damage is caused by an *act of God*, vandalism/misuse, or the equipment is deemed obsolete by the OEM (*roughly 10-15 years*).

What’s the lead time?

- *12 weeks* - Primarily driven by demand for the upgraded MOVFR-II door operator, which can be thought as the “brain” to the doors, as it sits on the elevator car-top.

What’s the downtime?

- The elevator(s) will be out of service approximately *3–4 days*, depending on the complexity of the work for a mini mod, or, approximately *4–5 days* for a full mod.

What are payment terms?

- TKE requires 50% down to allow us to submit POs to our vendors & factory for materials. The remaining 50% down is due upon job completion.