

GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.

Monday, February 16, 2026

4 P.M.

500 South Florida Avenue, Tarpon Springs, FL 34689

MINUTES

- I. Call to Order — 4:00 p.m.
President Luby Sidoff introduced an Addendum to the Agenda to Approve the Elevator Special Assessment Meeting Minutes included herein as Item III. A.
- II. Establish A Quorum — Present were Luby Sidoff, Doug MacEachen and Carla Maciag. Stephanie Stiles is on bereavement leave, and Mike Mahoney was absent. Also present was one (1) owner, and Magda Hatka from Ameri-Tech,
- III.
 - A. Approve and Waive the Reading of the GFL Elevator Special Assessment Meeting Minutes from February 5, 2026
Motion: was made and seconded to approve and waive the reading of the GFL Elevator Special Assessment Meeting Minutes, see attachment*, was unanimous
 - B. Approve and Waive the Reading of the Minutes of the January 2026 Meeting with the following Correction from:
Motion: was made and seconded to accept a \$1,000 Special Assessment per unit and the use of reserve funds for repairs of both elevators to do door modernization was unanimous to:
Motion: was made and seconded to call for a Special Assessment Meeting for a \$1,000 Special Assessment per unit and the use of Elevator Reserve funds for necessary repairs of both building elevators to do door modernization, was unanimous
Motion: was made and seconded to approve and waive the reading of the Minutes of the January 2026 Meeting as corrected, for a \$1,000 Special Assessment per unit and the use of Elevator Reserve funds for necessary repairs of both building elevators to do door modernization, was unanimous
- IV. Treasurer's January 2026 Report — Doug MacEachen
End of Month Cash on Hand was \$63,721. Monthly Expenses were \$10,509, which was \$7,340 under budget. For the year we are \$7,340 under budget. Total Reserve is \$267,015 of which \$7,288 is Deferred Maintenance.
Explanation: Twelve-months insurance payments is not due until December 2026
Motion: was made and seconded to accept the Treasurer's January 2026 Report, was unanimous
- V. President's Report — Luby Sidoff
 - A. Elevator Special Assessment — Contract has been read and amended by Attorney Nikoloff and TKE Management is reviewing three changes in the contract made by Nikoloff
 - B. Bat Issues Update — NaturZone came on-site and installed wire mesh on north sides of both buildings. Use of photo stick concluded that bat remediations are working; continue to monitor and make necessary adjustments
 - C. GFL Owners' Directory to include new owners — Magda to update and make copies for the Board
 - Unit #225 (Lovett) — Robin and Lance Van Auken and
 - Unit #232 (Savage) — Lelis Welch and Chuck Swartz
 - D. H.O.A. and Condo Expo in Tampa — Luby and Doug attended and found it to be worthwhile and gathered info on new State laws and requirements. They made vendor contacts for possible future projects

- VI. Ameri-Tech Management Report — Magda Hatka
- A. Walkthrough Report
 - Next Walkthrough is on Monday, March 16th — Meet at the Clubhouse at 3:00
 - Next garage and unit-discount bug spraying is March 16; mhatka@ameritechmail.
 - B. - Board Members are to review H.O.A. classes on-line to meet the required four-hour class upon being elected and a one-hour class thereafter
 - C. This item was moved to Tarpon Club — Boat Slips
 - D. Fully-Funded Reserves Requirement Changes — will be coming this month from the State Legislature, as a result of Condos experiencing difficulty in addressing the mandate requirements for Fully Funded Reserves; mandatory reserves are dictated by the State of Florida
 - E. H.O.A. Meeting in Tampa — Engagement Compilation Report needs to be signed by Treasurer Doug MacEachen, as part of the financial audit; which is required by Florida State Law every two (2) years
- VII. Old Business
- A. Elevator Door Modernization Project
 - Timing for Repairs — Once our contract is signed, it will take about two to three months for TKE to begin the project, with a (5) five-day complete shutdown per elevator. Notices will be posted when dates are confirmed; once contract is signed we need to give TKE a 50% deposit so parts can be ordered and the unique components to be built to fit our specific units
 - Attorney Nikoloff has reviewed the new TKE contract with some changes and TKE Management are in the process of reviewing the changes
 - B. Building 502 Soil and Gravel Erosion — Ongoing Project for Thomas Z. — Tabled
 - C. NaturZone Bat Remediation — Affected areas are Units 114 and 212 — in progress/monitoring
 - D. Create Digital Copies from Echo Blueprints — Stephanie
 - E. Repair of all Emergency Ground Floor Exit Doors in Both Buildings — Mike to inspect and give recommendations; currently only one of the four door has been repaired
 - F. Sealing and Repair of Roadways — Best practice for sealing is in hot summer months when sealing agents can be baked in; to be scheduled in August; we now have three bids and are obtaining a fourth from Suncoast Paving; expected work time is three days; owners can expect some vehicle movement inconveniences, but we will work out the most conducive routes
 - G. New Florida Right to Carry Law — To be included in our R&Rs,
Motion: was made and seconded to change previous wording to include “of firearms” to read: “Open Carry of firearms is not allowed in all common areas of Gulf Front Lagoon and Tarpon Club” was unanimous
 - H. Wind Mitigation Report Required by Citizens Insurance — Carla reported that her homeowner’s insurance was reduce almost in half after emailing her insurance company, Edison, the Wind Mitigation Report, which can be found on our Website at the very bottom of the documents files
- VIII. New Business
- A. Update on the Estate of Didier Kervann, Unit 242 — At present January, February and Special Assessment dues are now past due; we will seek advise of our attorney on how to proceed
 - B. New Sign Request — “This property is under 24-hour video surveillance” for gate entry — Mark Degan has readjusted the cameras at the gate and mailboxes; which are now in working order
- IX. Adjournment — 5:07 p.m.

Attachment: GFL Elevator Special Assessment Minutes of February 5, 2026

Submitted by: *Carla Maciag*, Board Secretary