

**GULF FRONT LAGOON CONDOMINIUM ASSOCIATION, INC.**  
**Monday, April 20, 2026**  
**4 P.M.**  
**500 South Florida Avenue, Tarpon Springs, FL 34689**  
**AGENDA**

- I. Call to Order
- II. Establish A Quorum
- III. Approve and Waive the Reading of the Minutes of the March 2026 Meeting
- IV. Acceptance of the Treasurer's March 2026 Report — Doug MacEachen
- V. President's Report — Luby Sidoff
  - A. Real Estate Updates — Sale of Unit #145, Judith Patton and John Skaneski
  - B. Reminders:
    - Barbeque Grilling is to be done ten (10) feet from structures per Fire Marshall
    - If you get stuck in the elevator, please **call the phone numbers on the glass window** in the elevator for help before pushing the Help Button; an updated notice will be reposted
    - Anyone needing a new remote control gate opener can purchase one on line at Amazon: (Linear DTC Delta 3 Garage Door Remote 8 Dip Switch 310MHZ (DT DTA DTD DTC DNT00002A) 3-year warranty)
  - C. Fire Extinguisher Renewal Notice from TSPD is due May 19, 2026
  - D. Copper Pipe Repairs for Owner Units
- VI. Ameri-Tech Management Report — Magda Hatka
  - A. Elevator Special Assessment Update
  - B. Process to Collect on Past Due Special Assessment
  - C. Updates on GFL Owners Directory — Sales of Unit #145
  - D. Update on Board Members Still Needing to Complete C.E. Coursework
  - E. Garage and \$45 unit bug spraying is available the third Monday of each month; the next spraying is Monday, May 17<sup>th</sup> Contact Magda to schedule your appointment at: [mhatka@ameritech.com](mailto:mhatka@ameritech.com)
  - F. Take Updated Photo of the Current Board
- VII. Old Business
  - A. Elevator Door Modernization Project — Update on Timeframe
  - B. NaturZone Bat Remediation, Final Inspection and Adjustments
  - C. Create Digital Copies from Echo Blueprints — Stephanie is looking into having a copy of the original blue prints as well as a digital copy and original renderings
  - D. Repair of all Emergency Ground Floor Exit Doors in Both Buildings — Mike
  - E. Update on the Estate of Didier Kervann's Unit #242, Power, AC, and Mildew Concerns
- VIII. New Business
  - A. ARC Form — Degan, Unit #114 for Range Hood Vent
- IX. Adjournment

Submitted by: *Carla Maciag*, Board Secretary