

Lake Tarpon Sail and Tennis Club
Common Elements Meeting Minutes
Monday August 3rd, 6 pm
Commodore Club 90 So Highland Ave
Tarpon Springs FL 34689
VIA Zoom, Posted On Website

Agenda

1. Call meeting to order: 6:04 pm

2. Confirm a quorum

President	John Haverty	Present via Zoom
Vice President	Trixie Emden Club II	Present
Secretary	Barry Case Club III	Present
Treasurer	Richard Troxell Highlands I	Present
Director at Large	John Verdaasdonk Highlands II	Absent

Property Management Ameri-Teck Kristen Marchese Present

3. Introduce officers

Reports

1. Financial report...MOTION TO ACCEPT Richard, Second Trixie, Passed unanimously Use roofing reserves to pay from roof plus pooled reserves. All agreed

2. Meeting Minutes...06.01.2026, 06.12.2026, 07.06.2026...MOTION TO WAIVE READING Made by Trixie, Second Richard..all voted in favor

3. Dock Master- replacement - dock maintenance - state land lease...Tom Hubert... Boats Rules & Regulation Idea floated.Ropes use the same..with yearly replacement ...Emergency Contact if owner out of town. Electrical issues with outlets. Discussion about the dock is a limited common element.

4. FRC report.. Michael Rozum Equipment payoff \$1431.00 owed. Yoga Tuesdays 6pm \$15, test run. Bingo Aug 12th. suggested donation. See Reports

Updates

1. Social Club...Storage will have a shelf. Tables will be more accessible. No additional tables. Microwave will be purchased by CE. No kitchen storage, Yard Sale will be taken on by the social club.

Old Business

1. Clubhouse roof replacement update - floor...Almost Done. Stucco needs to be cured then painted. There is still ponding and a slope, the only way to fix it is to replace the entire roof, the structure is out of pitch...the roof is concrete under the roofing material.

New Business

1. Clubhouse Security System install update - Install 3rd week of August

2. Amending meeting frequency discussion - Will Review at October meeting.

3. Mass community text discussion - Ameri-Tech can do \$25.00 per time, for Clubs under contract with Ameri-Tech for Emergencies. Highlands I, not interested.

4. Adding no parking sign at entrance discussion - Need Tow-A-Way-Zone sign at entrance as current contracts are not all covered to tow in all areas. Recent incident unable to legally tow. Club I and Club III have a current contract with Bradford's Towing. Club III & Highlands I have signs. Club II just Signed. CE will sign when the president returns. All do not have to, but all towing for all parking violations will be covered with a sign at the entrance and signed contracts for that club and CE. All agreed. we had one we will replace it. Bradfords Towing is owned by Barry Case's Brother. Contracts were signed over 20 years ago.

5. Routine AC maintenance clubhouse discussion - floor Reviewed contracts presented... Motion made by Trixie, second Richard for New AC Maintenance Contract Barrons all voted in favor.

6. Open forum-none presented

7. Motion to adjourn- motion made by Trixie, second Richard, all in favor