

**LAKE TARPON SAIL & TENNIS CLUB COMMON ELEMENTS BOARD OF DIRECTORS
MEETING 03.03.2025 6.00PM COMMODORE CLUBHOUSE**

Call to order 6.00PM

Attendees

- **Voting Members in Attendance: Property Manager AmeriTech 'Andrew', President 'John Haverty', Vice President 'Trixi Emdem', Treasurer 'Richard Troxell', Director 'John Verdaasdonk', Director 'Barry Case' Club III**
- **Members in Attendance: 36 (failed to count) AND ON zoom**

Approval of minutes

- **The previous meeting minutes were corrected approved on a motion made by Richard and seconded by another**

Reports

- **Financial Report Given**
- **Dock Master report**

Kevin King, Dock Master, provided a report on the dock repair work performed by Restoreez, highlighting that the dock was repaired with tightened bolts and additional pylons. He discussed an upcoming inspection for cross bracing and potential annual assessments due to hurricane season challenges. Dock repaired, \$7,250.48. Dock master was asked about required permit. Stated did not get one as required, because it saved \$800.00.

Club House Repairs & Remodeling

- **The breakdown from Munyon was further discussed.**
- **Type of Flooring, Vinyl plank vs epoxy vs carpet**
- **Remove ceiling and if it is asbestos what needs to be done. With Lighting wiring and walls. John Haverty priced out can lights low cost replacement**
- **Removal of kitchen walls.**

Clarified that the contract includes most of the above, except for what is above the ceiling as far as lighting and electrical.

- The attorney is not clear for voting procedures for material changes. It was noted that votes might be aggregated either per club unit or individually from the 246 community members.

Replacement of Tennis Court Light pole and Lakesdie deck

- Party deck repairs. It was noted that multiple bids (three are being considered) were received, with one bid providing a detailed breakdown of costs including demolition, deck framing, and composite board installation.
- A bid was also recieved for the Tennis court light pole. With disscussion maybe they all need to be replaced. if one rotted out stands to reason the others are not far behind. Information that Gulf Coast Sports has submitted a bid of approximately \$3,500 to replace a tennis court light by pouring a new concrete pad with an aluminum pole and LED fixture.

Clubhouse Community Fun(d) Raiser Committee

Has bingo night

Community Garage Sale

And other events see calendar'

These are designed for more residents to get together, use the clubhouse and help riase funds to offset the clubhouse costs

Adjournment

Adjournment declared at 2025-03-03 19:00:07.

Secretary Signature

[Secretary Signature]

Date of Approval

04.07.02025