

Lake Tarpon Sail & Tennis Club Common Elements
Board of Directors Meeting Minutes
06.01.2026

Commodore Clubhouse & via Zoom
90 South Highland Avenue
Tarpon Springs, FL 34689

Ameri-Tech Property Management Kristen Marchese Present
Membership: in person 7. Zoom 2

Agenda

1. Meeting Called to order 6:00pm EST
2. Quorum confirmed

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

3. Officers introduced
4. Financial Report Reviewed, variance in arrears is due to when report is generated and when funds are posted.

Special Assessment to be audited. Items to be paid from reserves for items that fall under those line items, as was discussed at time of assessment.

5. Previous Meeting Minutes 05.04.2026 Motion By John H to Waive the reading. Second; John V. Passed unanimously. President asked to shorten minutes in future, Secretary will comply.
6. Dock Master Report Kevin King Club III, stepping down Need a new volunteer. GFI ISSUE. Need annual inspection for boats to be secured in storms.
7. FRC report Memorial Day Party reports on the website. Successful event.
 - a. Bingo \$99, Memorial Day \$223, another Bingo \$89
8. Various
 - a. Kayak relocation discussion. 2 left will move. Then phase out
 - b. Speed Humps Add 2 more areas agreed on by BOD in a walk thru John H ordered and will install
 - c. New Clubhouse Rules & Regulations... will add checklists for closing.
 - d. Security System Bayou Security representative for questions. Privacy how and who has access to BOD only.
 - i. Barry will get 2 more bids
 - e. Community interior signage...replacing signs for each association.. Discussion to change style and placement.
9. Not on agenda ROOF LEAK John H got one bid will get 2 more

10. Not on agenda Citation warning from City Of Tarpon Springs Code Enforcement for overgrown bushes trees south property line...is Common Elements???? Or C1 & H1 issue. Was Sent to the Previous management company.
11. Open Forum
 - a. Punch list for Clubhouse John H will send stern letter
 - b. Parking main Road. have repeat violator will ticket
12. Motion to adjourn 7:20pm By John H, Second not sure. Passed unanimously