

GREEN DOLPHIN PARK GOLFVIEW HOMES CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS' MEETING
GREEN DOLPHIN CLUBHOUSE
Wednesday, April 30, 2025 @ 4:30 PM

AGENDA

1. CALL TO ORDER, ROLL CALL, ESTABLISH QUORUM
2. APPROVAL OF PREVIOUS MINUTES (Jan 14, 2025)
3. PRESIDENT/OFFICERS REMARKS
4. Q1 FINANCIAL REPORT (KATHY PRIDE/STEVE OGLE)
5. COMMONS 2024 FISCAL REPORT (STEVE OGLE)
6. +55 SURVEY (STEVE OGLE)
7. MAINTENANCE COMMITTEE (GREG MARTIN / STEVE OGLE)
8. HURRICANE PROTECTION SPECIFICATION (STEVE OGLE)
9. WEB SITE UPDATE (KEVIN MIRANDE)
10. NEW BUSINESS
11. OPEN FORUM
12. NEXT MEETING
13. ADJOURNMENT



GREEN DOLPHIN PARK GOLFVIEW HOMES CONDOMINIUM ASSOCIATION INC.
BOARD OF DIRECTORS MEETING

Minutes

January 14, 2025

Steve Ogle called the meeting to order at 7:06 PM

- Present: Jackie Adams, Kevin Mirande, Steve Ogle, Kathy Pride, and Andy Yantorn
- Previous meeting minutes from October 21, 2024: no changes, approved
- Motions:
 - Motion to approve the landscaping estimate surrounding Building 4 at a cost of \$3,575.00. Steve Ogle moved to accept estimate, Kevin Mirande seconded this motion. 5 Yes, 0 No. Approved
- No new business
- Next meeting - April 30, 2025 at 4:30 PM
- Adjournment: Meeting adjourned at 7:31

2025 BLD 1~4 +55 Survey

GREEN DOLPHIN PARK GOLFVIEW HOMES CONDOMINIUM ASSOCIATION, INC.

Unit No	Occupied		55 or older		Unit No	Occupied		55 or older	
	yes	no	yes	no		yes	no	yes	no
2001	X		X		2011	X		X	
2002	X		X		2012	X		X	
2003	X		X		2013	X		X	
2004	X		X		2014	X		X	
2005	X		X		2015	X		X	
2006	X		X		2016	X		X	
2007	X		X		2017	X		X	
2008	X		X		2018	X		X	
Unit No	Occupied		55 or older		Unit No	Occupied		55 or older	
	yes	no	yes	no		yes	no	yes	no
2021	X		X		2101	X		X	
2022	X		X		2102	X		X	
2023	X		X		2103	X		X	
2024	X		X		2104	X		X	
2025	X		X		2105	X		X	
2026	X		X		2106	X		X	
2027	X		X		2107	X		X	
2028	X		X		2108	X		X	

Green Dolphin Park Golfview Homes Condominium Association, Inc. is a +55 community regulated by Part IV of the **Department of Housing and Urban Development (HUD)**. Every two years the Association is required to certify through a survey that 80% of the occupied units have at least one occupant 55 years of age or older.

This survey also complies with the "Housing for Older Persons Act (HOPA) of 1995".

survey conducted by: Steve Ogle

date of survey: 17-Jan-25
PLEASE COMPLETE SURVEY BEFORE MARCH 31, 2025

RETURN COMPLETED SURVEY TO:
GDP GOLFVIEW HOMES
2105 Oak Circle
TARPON SPRINGS FL. 34689

Golfview Homes Condominiums

“Hurricane protection” means hurricane shutters, impact glass, code-compliant windows or doors, and other code-compliant hurricane protection products used to preserve and protect the condominium property.

The term “Hurricane Protection” pertaining to Golfview Homes includes permanent track storm shutters, and temporary metal or polycarbonate panels, reinforced garage doors, impact-resistant windows and doors installed in accordance with Florida Building Code and meet current ASCE Standards.

The Board of Directors may not refuse to approve the installation or replacement of “Hurricane Protection” by a unit owner which conforms to these specifications.

Condo owners are responsible for the installation, maintenance, repair, or replacement of hurricane protection.

Property Owner
Golfview Homes Condominium
Tarpon Springs FL 34689

Green Dolphin Park Golfview
Homes Condominium
Association

2105 Oak Circle
Tarpon Springs FL 34689

Green Dolphin Park Tarpon Springs, Fl.



Golfview Homes Condominiums

Hurricane Protection Specifications for:

Window & Door Replacement
Garage Doors
Storm Shutters
Portable Generators

Hurricane Shutters



Approved Hurricane Shutters include:

- Clear polycarbonate storm panels
- Steel or aluminum storm panels
- Roll down shutters
- Accordion storm shutters



Not Approved for Hurricane Shutters:

- Metal, or wood Bahama Shutters
- Metal, or wood Colonial Shutters

All storm shutters must comply with the Florida Building Code and meet ASCE 7-22 standards.

Color of storm shutters must be neutral, natural or consistent with the approved condo paint scheme.



Windows & Doors

Hurricane Impact replacement Windows, Sliders, Entrance and Garage Doors must meet Florida Building Codes, applicable to Pinellas County and in accordance with Tarpon Springs Municipal Code. All replacement windows and doors must conform to the design style and color of the existing Golfview Homes Condos and be compatible with the other condos.

Paint Spec

Primer: A24V01100 - Loxon® Masonry Coating Systems Conditioner Clear
Notes: Sealer to create best adhesion on previous painted stucco

Spot Prime: A24W08300 - Loxon® Concrete & Masonry Primer, Interior/Exterior Latex White
Notes: Spot Prime any repairs and fresh stucco

Finish: K43W00051 - Resilience® Exterior Acrylic Latex Satin Extra White
Exterior Acrylic Latex Satin Santorini Blue
Notes: 10 Year Material Warranty Paint
Notes: Trim, Garage Doors, Gutters and Down-spouts



Generators

Permanent External Whole House on Demand Generators and Fuel Storage Tanks are currently not allowed. However, legislative changes may allow installation in the future.

Temporary portable generators may be used during extensive power outages but must be placed in accordance with NFPA-1 20 ft from any structure and have a maximum output of 2800 watts at 120 volts.

Our Association is on the same Power Grid as the Hospital and will always be treated as a priority when restoring power.



COMMONS RULES AND REGULATIONS

Revised March 27, 2025

**GREEN DOLPHIN COMMONS, INC.
1250 SOUTH PINELLAS AVENUE
TARPON SPRINGS, FLORIDA 34689**

Clubhouse

Occupancy of the clubhouse is regulated by the Tarpon Springs Fire Marshal and an occupancy notice is posted in the clubhouse.

The clubhouse shall be available for use, subject to these rules, by owner/lessees and /or guests accompanied by a resident. Persons using the clubhouse are always responsible for its clean and neat appearance.

- A. All users of the clubhouse shall abide by the occupancy notice
- B. Persons under 18 years of age shall be permitted to use the premises only when accompanied, by an adult owner, lessee, or guest accompanied by a resident
- C. The clubhouse shall be used for activities and events sponsored by Unit Owners and Member Associations, for the benefit of owners, lessees, and guests accompanied by a resident. No public events are allowed
- D. Normal hours of operation are 6:00 a.m. to 11:00 p.m.
- E. There is no smoking (including e cigarettes) or chewing tobacco allowed anywhere in the clubhouse, within 30' of the clubhouse or on the back deck
- F. Pets are not allowed in the clubhouse at any time
- G. Residents may consume their own alcohol in the clubhouse. Alcohol may not be sold. Alcohol may not be given to those not of legal age. Individuals reserving the clubhouse for a private event must have a special events insurance policy in place. Events sponsored by the Commons Social committee are exempt from the extra insurance policy.
- H. Cooking is not allowed inside the Clubhouse, including countertop appliances, this is per the Tarpon Springs Fire Marshal
- I. No open flames are allowed in the Clubhouse
- J. No one shall remove or move the United States Flag or the Florida State flag or any other wall hangings from their current locations.
- K. No assets of the Clubhouse may be removed without expressed written consent by the Commons Board
- L. No items may be donated or brought into the clubhouse to be left without written consent by the Commons Board
- M. Books and other resources of the library are exempt from items K and L
- N. Use of the gym facilities is at your own risk. You must also wipe down the equipment when you are done. Report any issues to the Property Manager
- O. Only postings approved by either the Commons Secretary or Board may be posted on any Commons bulletin boards or walls

COMMONS RULES AND REGULATIONS

Revised March 27, 2025

**GREEN DOLPHIN COMMONS, INC.
1250 SOUTH PINELLAS AVENUE
TARPON SPRINGS, FLORIDA 34689**

Tennis and Shuffleboard Courts

The courts shall be available for use, subject to these rules by owners, lessees and guests accompanied by a resident from 07:00 a.m. to Dusk. Persons under the age of 18 must be accompanied by an adult owner, lessee or guest in residence. Persons using the courts are always responsible for its clean and neat appearance.

- A. Only tennis shoes or rubber soled shoes may be worn on the courts.
- B. Appropriate attire must be always worn.
- C. No smoking, including e-cigarettes or chewing tobacco allowed on the courts or within 30'
- D. No alcohol is permitted in the court areas
- E. If players are waiting, the time limit shall be three (3) set maximum.
- F. No bicycling, roller skating, skateboarding, or roller blading is permitted.
- G. No pets allowed on the courts.
- H. Shuffleboard equipment must be returned to the storage cabinet after use.
- I. Non-resident tournaments are not allowed.
- J. Residents should report any issues with the courts to the property manager.

Streets (Green Dolphin Blvd, Green Dolphin St, Green Dolphin Cir)

Motor vehicles, bicycles and recreational equipment are not allowed to be stored overnight anywhere on the Commons property or at the clubhouse without written approval.

The following applies to any motor vehicle, bicycle or scooter:

- A. Speed limit in the Green Dolphin Park is 15 MPH
- B. Parking is not permitted on the sidewalks, on the streets or any part of the lawn.
- C. Residents and visitors must obey the posted signs.
- D. The circle at the Clubhouse is one way (counterclockwise)
- E. Yield to all pedestrians