

**LAKE TARPON SAIL AND TENNIS CLUB I**  
**2025 SPECIAL ASSESSMENT**

October 28, 2025

Dear Homeowner:

A Special Assessment meeting that was held on October 16, 2025, for the proposed Special Assessment of \$228,878.00 to cover Lake Tarpon Sail and Tennis Club I's expenses to address repairs recommended during the Association's Structural Integrity Reserve Study was approved for a total of \$228,878.00.

This will be \$3,179 per unit for three (3) payments due on December 1, 2025, through February 1, 2026. No late fees until February 1, 2026. Coupons are enclosed for your convenience.

<b>Carpet Removal</b>	<b>\$16,020</b>
<b>Concrete Repair (exterior walkways)</b>	<b>\$26,000</b>
<b>Concrete Repair (garage)</b>	<b>\$8,000</b>
<b>Staircase Repairs</b>	<b>\$40,226</b>
<b>Epoxy Flooring Installation</b>	<b>\$108,778</b>
<b>Contingency (15%)</b>	<b>\$29,854</b>

<b>Ownership</b>	<b>UNITS</b>	<b>TOTAL PER UNIT</b>
<b>Club I</b>	<b>72</b>	<b>\$3,179</b>

Please make your check payable to "**Lake Tarpon Sail and Tennis Club I.**" Note your unit number and mark "Special Assessment" on the "For" line of your check.

Or, please make your payment through the online portal: <https://amtec.cincwebaxis.com>  
(processing fee)

Payments can be sent to:

Lake Tarpon Sail and Tennis Club I  
c/o Lorna Kuttner  
24701 US Hwy 19N, Suite 102  
Clearwater, FL 33763

If you have questions regarding this matter, please feel free to contact me at: [kmarchese@ameritechmail.com](mailto:kmarchese@ameritechmail.com). Thank you.

By Order of the Board of Directors,

*Kristen Marchese*  
Kristen Marchese, LCAM  
Community Association Manager

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