

Sunset Plaza East Apartments

Board of Directors Meeting Minutes

Date: May 6, 2025

Time: 6:00 PM

Location: Virtual Meeting via Zoom

Attendees:

- **Board Members:** David Frantz, Steven Gold
 - **Management:** James Myrthil (Ameritech)
 - **Homeowners:** Various residents in attendance
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1. Call to Order

The meeting was called to order at 6:02 PM by Director Frantz.

2. Approval of Previous Meeting Minutes

- **Motion:** To waive the reading of the previous meeting minutes and approve as written. (Frantz/Gold)
- **Result:** Approved unanimously (2,0)

3. Presidents Report: Loan Update

- Loan application was resubmitted.
- As of April 30, no delinquencies were reported.
- Loan payments will be made from reserves; no direct owner payments required.

4. Project Updates

a. Roofing Project

- Permit approved; materials delivery scheduled for May 23.
- Work to begin May 27; anticipated 2-day completion with a crew of ~19 workers.
- Discussion of site safety, roof material integrity, and inspection protocols.
- Wind mitigation documentation recommended post-installation.

b. Parking Lot Resurfacing

- The permit is still pending; delays attributed to the municipal backlog.

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c. Exterior Painting

- Deferred until loan funds are secured.
- Stucco repairs expected to be addressed during painting phase.

5. Management Report

- Updated governing documents posted on website.
- Website calendar and approved minutes will be updated post-meeting.
- No current violations reported.
- Residents encouraged to enroll in autopay.

7. Adjournment

- **Motion:** To adjourn the meeting at 6:34 PM (Frantz/Gold).
- **Result:** Approved unanimously (2,0)