

Sunset Plaza East Apartments Association

Board of Directors Meeting Minutes

Date: Tuesday, March 3, 2026

Time: 6:00 PM

Location: Ameritech Community Management 6415 1st Ave S, St. Petersburg, FL 33707 and Virtually via Zoom

Attendance: Directors Stephen Gold, Dan Teta, and David Frantz

1. Call to Order

- The meeting was called to order at 6:00 PM by director Frantz.

2. Establishment of Quorum

- A quorum was established with all Board members present.

3. Approval of Prior Meeting Minutes

- No prior board meeting minutes were presented for approval. 2025 annual member's meeting minutes will be approved at the next members meeting.

4. Sale Applications

- Motion: Approve the pending sale application for unit 1 (Teta\Frantz).
- Result: The motion carried (3,0,0).

5. Walkway Sealing

- Motion: Ratify prior approval of the DeckTech proposal EST-000600 for \$4,100.00 and related costs up to a total of \$4,500 for sealing the concrete walkways and repairs (Teta\Frantz).
- Result: The motion carried (3,0,0).

6. Reserve Study Bid Approval

- Motion: Approve a proposal from FPAT in the amount of \$1,200 for a reserve study (Teta\Gold).
- Result: The motion carried (3,0,0).

7. Concrete Patio Replacement Bid Approval

Discussion was held regarding obtaining an additional estimate.

- Action: Vote postponed until the next meeting pending receipt of further information (Teta\Gold).
- Result: The motion carried (3,0,0).

8. Adjournment

- Motion: With no further business, a motion was made to adjourn the meeting (Teta\Frantz).
- The motion was unanimously approved (3,0,0) and the meeting was adjourned at 6:11 PM.