Sunset Plaza East Apartments Association Board of Directors Meeting Minutes

Date: Tuesday, June 23, 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

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1. Call to Order

- The meeting was called to order at 6:03 PM by director Frantz.

2. Establishment of Quorum

- A quorum was established with all Board members present.

3. Approval of Prior Meeting Minutes

- Motion: Waive the reading of the previous Board meeting minutes and approve them as presented (Gold\Frantz).
- Vote: The motion carried (3,0,0).

4. Project Updates

- Motion: Approve the proposal submitted by Mr. Patio for replacing and repairing the concrete patio and a portion of the sidewalk, subject to completing reference verification and confirmation of materials to be used (Teta\Gold).
- Vote: The motion carried (3,0,0).

5. Sale/Lease Application Approvals

- Management presented the sale and lease applications previously approved between meetings for formal ratification.
- Motion: Ratify all previously approved sale and lease applications (Teta\Frantz).
- Vote: The motion carried (3,0,0).

6. Multi-unit Ownership Restriction

The Board discussed potential amendments to the Association's governing documents relating to ownership and leasing restrictions. Management reviewed the current governing document language, and the Board discussed several options intended to preserve property values while addressing owner concerns.

- Motion: Management and Association counsel to prepare a proposed amendment to the governing documents to allow a single member to own a second unit after owning for a year and present it to the membership for consideration at a properly noticed future meeting (Gold\ Frantz).
- Vote: The motion carried (3,0,0).

7. Emergency Ready Plan

- Management discussed the importance of establishing an emergency response plan and entering into priority-response agreements with one or more emergency restoration vendors in advance of hurricane season. The Board discussed vendor options, insurance coverage, and associated costs.
- Motion: By consensus, the Board directed management to obtain agreements from multiple qualified vendors for future Board review and consideration. No formal motion or vote was taken.

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.