



Seagate Condominium Association Inc.
19418 Gulf Boulevard
Indian Shores FL 33785

Agenda Items Seagate Condominium Assoc., Inc. Board Meeting
Notice is Hereby Given that a Board of Directors Meeting will be held:
Thursday, May 28, 2026, at 1:00 PM
Via Zoom and 24701 US Highway 19 North, Suite 102
Clearwater, Florida 33763

Ameri-Tech Companies is inviting you to a scheduled Zoom meeting.

Topic: Sea Gate BOD Meeting

Time: May 28, 2026 01:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83229925003?pwd=zbHb0w4PldaZw3mDo6WK6QUKkp2VbP.1>

Meeting ID: 832 2992 5003

Passcode: 965346

One tap mobile

+13052241968

1. Call to order:
2. Establish quorum:
3. Proof of notice:
4. Prior meeting minutes:
5. Financial report:
6. Managers report:
7. Agenda items:
 - A. Discussion on property maintenance
 - B. Storm vault repairs update
 - C. Electrical for new generator update
 - D. Garage remotes
 - E. Sea wall from neighboring property update
 - F. Grill repairs
 - G. Fence for property
 - H. ESA and Service Animals
 - I. Dryer Vent Cleaning
 - J. Security
8. Adjournment

Submitted by

Ronny Dunner LCAM

Posted

5.20.2026

**Seagate Condominium Board Meeting
March 12, 2026 3:00 pm ET**

**Meeting ID: 858 5753 1605
Passcode: 346154**

Attendance:

Jack Coffey
Michele Overy
Tom Paull
Samantha Kohanzadeh
Urs Huber
Ronny Dunner

Call to Order: 3:02 pm ET

Approval of Minutes: Jack, Samantha

Financial Report: Balance as of 2-28-26
Reserve Funds: \$323,156.19
Operating Funds: \$249,845.58

Managers Report:

Ronny has been on site several times. Some issues were had by power shutdown but resolved.

Discussion on property maintenance:

Pool code 152Z

Other pool gate lock is unlocked and gate has been opened. Ronny was out on Monday and gate was still open. Key located and Scott will lock it.

Storm Vault Repairs:

Ronny got quotes from RJH, Belt Engineering; These bids are for the assessment and drawings of the vault not the repairs. Tom motion to move forward to go with Belt, Jack 2nd; approved. Ronny will contact them to make the drawings.

Elevator:

Ronny has gotten quotes from 3 companies.

Elevated – have great warranty, everything including in their pricing 225/month. They say that includes parts. Ronny will do more investigating; more cost for overtime, and after hours.

General Elevator – 165/month plus after hours pricing.

Skyline – Claim warranties are better; not as detailed as GE. 195/month – pay by quarter plus overtime and after hour pricing.

Jack emailed Fujitec to end elevator contract as of April 30. Have to give 30 notice of non performance. 6 down days and 2 entrapments. May have to get with the lawyers on this but not as of yet.

Garage Remotes:

Have 5 garage remotes. Please coordinate with Ronny Dunner at Ameri-Tech.

Discussion on sea wall submitted from neighboring property:

Trenches have been dug out. First Choice will connect our fence to the wall. Parking should not be affected.

Grill Repairs:

Checking with Scott. One grill is still missing knobs. Still under warranty. Broil Master is getting parts. Hoping to have them next week.

Pool Furniture:

Moved by guests to the beach. There is not room for all of them at the pool. Will table this discussion.

Duke Power Pole:

Disconnected it but has not been removed. RL James will remove it. Tom will contact them to let them know to remove it.

Bathrooms/shower/foot wash:

Completed. At this time, no code will be put on the bathrooms. Pool signage – make sure pool signs are up and possibly a sign about not propping the pool gate open. Samantha, Jack for sign to not prop open gate. Putting a sign up by shower platform on south end that this is private property. Ronny will get those and Samantha will check with pool company about pool signs.

Other:

Waiting to fix pavers as soon as the generator is installed then the landscaping in the back will be done when the pavers are fixed.

Ronny to meet with Scott to go through all keys and lock boxes.

Adjournment: Jack, Samantha 4:12 pm ET



Ameri-Tech
Community Management

Financial Report Package

Unaudited for Management's Use Only

April 2026

Prepared for

Seagate Condominium Association, Inc.

By

Ameri-Tech Community Management Partners LLC

Management Financial Report

It is the intent of Ameri-Tech Property Management services to produce a comprehensive self-contained Financial Report, where as the validity and accuracy of the information being reported can be easily understood and substantiated. The following financial information is for Management purposes only in order to assist the association in financial planning. The attached financials have not been Audited, Reviewed, or Compiled at this time by an independent CPA.



Balance Sheet - Operating
 Seagate Condominium Association, Inc.
 End Date: 04/30/2026

Date: 5/6/2026
 Time: 5:47 pm
 Page: 1

Assets

PETTY CASH		
10-1010-00-00 Petty Cash	\$200.00	
Total PETTY CASH:		\$200.00
OPERATING FUNDS		
11-1015-00-00 South State Operating - 3996	207,742.37	
Total OPERATING FUNDS:		\$207,742.37
RESERVE FUNDS		
12-1035-00-00 South State Reserves - 3999	336,523.54	
Total RESERVE FUNDS:		\$336,523.54
DELINQUENCIES & OTHER AS		
18-1800-00-00 Delinquencies	3,000.00	
Total DELINQUENCIES & OTHER AS		\$3,000.00
Total Assets:		\$547,465.91

Liabilities & Equity

SIRS COMPONENTS		
20-2100-00-00 Reserves - SIRS	163,465.80	
Total SIRS COMPONENTS:		\$163,465.80
NON-SIRS COMPONENTS		
21-2100-00-00 Reserves- Contingency	81,250.00	
21-2150-00-00 Reserves - NON-SIRS	91,807.74	
Total NON-SIRS COMPONENTS:		\$173,057.74
PREPAID/MISC LIABILITIES		
23-2300-00-00 Prepaids	2,565.00	
23-2700-00-00 Special Assessment	154,463.08	
Total PREPAID/MISC LIABILITIES:		\$157,028.08
EQUITY/CAPITAL		
30-3100-00-00 Prepaid/Delq Adjustment	435.00	
30-3200-00-00 Prior Years	31,698.39	
Total EQUITY/CAPITAL:		\$32,133.39
Net Income Gain / Loss	21,780.90	
		\$21,780.90
Total Liabilities & Equity:		\$547,465.91



Income Statement - Operating
Seagate Condominium Association, Inc.
 04/30/2026

Date: 5/6/2026
 Time: 5:47 pm
 Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE							
4010 Unit Maintenance Fees	\$ 39,000.00	\$ 39,983.17	(\$ 983.17)	\$ 124,750.00	\$119,949.51	\$ 4,800.49	\$ 479,798.00
4020 Unit Late Fees	-	10.00	(10.00)	-	30.00	(30.00)	120.00
4030 Storage Unit Income	250.00	257.00	(7.00)	1,000.00	771.00	229.00	3,084.00
4800 Other Income/Legal	-	50.00	(50.00)	-	150.00	(150.00)	600.00
Total REVENUE	39,250.00	40,300.17	(1,050.17)	125,750.00	120,900.51	4,849.49	483,602.00
OPERATING EXPENSES							
ADMINISTRATIVE							
5010 Office Expenses	136.00	268.33	132.33	793.89	804.99	11.10	3,220.00
5030 Web-Site	-	62.50	62.50	-	187.50	187.50	750.00
5200 Pest Control	260.00	260.00	-	780.00	780.00	-	3,120.00
5300 Insurance-	6,833.00	10,416.67	3,583.67	13,667.98	31,250.01	17,582.03	125,000.00
5400 Landscape Maint & Grounds	-	300.00	300.00	300.00	900.00	600.00	3,600.00
5600 Licenses & Fees	75.00	41.67	(33.33)	75.00	125.01	50.01	500.00
5610 Divison Fees	-	14.00	14.00	-	42.00	42.00	168.00
5800 Management Fee	1,400.00	1,498.00	98.00	4,200.00	4,494.00	294.00	17,976.00
5900 Legal & Accounting	-	250.00	250.00	-	750.00	750.00	3,000.00
5960 Taxes & Income	-	37.50	37.50	-	112.50	112.50	450.00
6100 Building Maint	186.55	3,000.00	2,813.45	2,991.87	9,000.00	6,008.13	36,000.00
6120 Fire Alarm & Monitoring	722.25	923.67	201.42	1,564.85	2,771.01	1,206.16	11,084.00
6150 Cleaning Service	6,552.98	4,083.33	(4,469.65)	13,664.90	12,249.99	(1,414.91)	49,000.00
6160 Security Services	-	166.67	166.67	-	500.01	500.01	2,000.00
6170 Elevator	257.00	1,250.00	993.00	9,435.95	3,750.00	(5,685.95)	15,000.00
6200 Pool & Spa	-	1,000.00	1,000.00	1,850.00	3,000.00	1,150.00	12,000.00
6220 Pool Equipment Repairs	-	-	-	183.08	-	(183.08)	-
7000 Electric	543.53	500.00	(43.53)	1,534.42	1,500.00	(34.42)	6,000.00
7002 Water/Sewer/Trash	12,186.83	6,045.00	(6,141.83)	19,768.03	18,135.00	(1,633.03)	72,540.00
7003 Gas / Fuel	1,232.64	583.33	(649.31)	4,738.03	1,749.99	(2,988.04)	7,000.00
7004 Telephone	111.75	237.50	125.75	335.25	712.50	377.25	2,850.00
7007 Cable	3,111.95	3,112.00	0.05	9,335.85	9,336.00	0.15	37,344.00
Total ADMINISTRATIVE	35,609.48	34,050.17	(1,559.31)	85,219.10	102,150.51	16,931.41	408,602.00
SIRS COMPONENTS							
9100 Reserves - SIRS	6,250.00	6,250.00	-	18,750.00	18,750.00	-	75,000.00
Total SIRS COMPONENTS	6,250.00	6,250.00	-	18,750.00	18,750.00	0.00	75,000.00
Total OPERATING EXPENSES	\$ 41,859.48	\$ 40,300.17	(\$1,559.31)	\$103,969.10	\$120,900.51	\$16,931.41	\$ 483,602.00
COMBINED NET INCOME	(\$ 2,609.48)	\$ -	(\$ 2,609.48)	\$ 21,780.90	\$ -	\$ 21,780.90	\$ -



Income Statement Budget vs. Actual
 Seagate Condominium Association, Inc.
 2/1/2026 - 04/30/2026

Date: 5/6/2026
 Time: 5:47 pm
 Page: 1

	Actual	Budget	\$ Over Budget	% of Budget
REVENUE				
40-4010-00-00 Unit Maintenance Fees	\$124,750.00	\$479,798.00	(\$355,048.00)	26.00%
40-4020-00-00 Unit Late Fees	\$0.00	\$120.00	(\$120.00)	0.00%
40-4030-00-00 Storage Unit Income	\$1,000.00	\$3,084.00	(\$2,084.00)	32.43%
40-4800-00-00 Other Income/Legal	\$0.00	\$600.00	(\$600.00)	0.00%
Total REVENUE:	\$125,750.00	\$483,602.00	(\$357,852.00)	26.00%
	\$125,750.00	\$483,602.00	(\$357,852.00)	26.00%
ADMINISTRATIVE				
50-5010-00-09 Office Expenses	\$793.89	\$3,220.00	(\$2,426.11)	24.65%
50-5030-00-09 Web-Site	\$0.00	\$750.00	(\$750.00)	0.00%
50-5200-00-09 Pest Control	\$780.00	\$3,120.00	(\$2,340.00)	25.00%
50-5300-00-09 Insurance-	\$13,667.98	\$125,000.00	(\$111,332.02)	10.93%
50-5400-00-09 Landscape Maint & Grounds	\$300.00	\$3,600.00	(\$3,300.00)	8.33%
50-5600-00-09 Licenses & Fees	\$75.00	\$500.00	(\$425.00)	15.00%
50-5610-00-09 Divison Fees	\$0.00	\$168.00	(\$168.00)	0.00%
50-5800-00-09 Management Fee	\$4,200.00	\$17,976.00	(\$13,776.00)	23.36%
50-5900-00-09 Legal & Accounting	\$0.00	\$3,000.00	(\$3,000.00)	0.00%
50-5960-00-09 Taxes & Income	\$0.00	\$450.00	(\$450.00)	0.00%
50-6100-00-09 Building Maint	\$2,991.87	\$36,000.00	(\$33,008.13)	8.31%
50-6120-00-09 Fire Alarm & Monitoring	\$1,564.85	\$11,084.00	(\$9,519.15)	14.12%
50-6150-00-09 Cleaning Service	\$13,664.90	\$49,000.00	(\$35,335.10)	27.89%
50-6160-00-09 Security Services	\$0.00	\$2,000.00	(\$2,000.00)	0.00%
50-6170-00-09 Elevator	\$9,435.95	\$15,000.00	(\$5,564.05)	62.91%
50-6200-00-09 Pool & Spa	\$1,850.00	\$12,000.00	(\$10,150.00)	15.42%
50-6220-00-09 Pool Equipment Repairs	\$183.08	\$0.00	\$183.08	100.00%
50-7000-00-09 Electric	\$1,534.42	\$6,000.00	(\$4,465.58)	25.57%
50-7002-00-09 Water/Sewer/Trash	\$19,768.03	\$72,540.00	(\$52,771.97)	27.25%
50-7003-00-09 Gas / Fuel	\$4,738.03	\$7,000.00	(\$2,261.97)	67.69%
50-7004-00-09 Telephone	\$335.25	\$2,850.00	(\$2,514.75)	11.76%
50-7007-00-09 Cable	\$9,335.85	\$37,344.00	(\$28,008.15)	25.00%
Total ADMINISTRATIVE:	\$85,219.10	\$408,602.00	(\$323,382.90)	20.86%
SIRS COMPONENTS				
90-9100-00-09 Reserves - SIRS	\$18,750.00	\$75,000.00	(\$56,250.00)	25.00%
Total SIRS COMPONENTS:	\$18,750.00	\$75,000.00	(\$56,250.00)	25.00%
	\$103,969.10	\$483,602.00	(\$379,632.90)	21.50%
Net Income:	\$21,780.90	\$0.00	\$21,780.90	100.00%



Income Statement Summary - Operating
 Seagate Condominium Association, Inc.
 Fiscal Period: April 2026

Date: 5/6/2026
 Time: 5:47 pm
 Page: 1

Account	February	March	April	May	June	July	August	September	October	November	December	January	Total
REVENUE													
4010 Unit Maintenance Fees	44,250.00	41,500.00	39,000.00	-	-	-	-	-	-	-	-	-	\$ 124,750.00
4030 Storage Unit Income	-	750.00	250.00	-	-	-	-	-	-	-	-	-	1,000.00
Total REVENUE	44,250.00	42,250.00	39,250.00	-	-	-	-	-	-	-	-	-	125,750.00
OPERATING EXPENSES													
ADMINISTRATIVE													
5010 Office Expenses	530.65	127.24	136.00	-	-	-	-	-	-	-	-	-	793.89
5200 Pest Control	-	520.00	260.00	-	-	-	-	-	-	-	-	-	780.00
5300 Insurance-	2.00	6,832.98	6,833.00	-	-	-	-	-	-	-	-	-	13,667.98
5400 Landscape Maint & Grounds	300.00	-	-	-	-	-	-	-	-	-	-	-	300.00
5600 Licenses & Fees	-	-	75.00	-	-	-	-	-	-	-	-	-	75.00
5800 Management Fee	1,400.00	1,400.00	1,400.00	-	-	-	-	-	-	-	-	-	4,200.00
6100 Building Maint	2,541.73	263.59	186.55	-	-	-	-	-	-	-	-	-	2,991.87
6120 Fire Alarm & Monitoring	-	842.60	722.25	-	-	-	-	-	-	-	-	-	1,564.85
6150 Cleaning Service	5,111.92	-	8,552.98	-	-	-	-	-	-	-	-	-	13,664.90
6170 Elevator	5,423.99	3,754.96	257.00	-	-	-	-	-	-	-	-	-	9,435.95
6200 Pool & Spa	925.00	925.00	-	-	-	-	-	-	-	-	-	-	1,850.00
6220 Pool Equipment Repairs	-	183.08	-	-	-	-	-	-	-	-	-	-	183.08
7000 Electric	553.84	437.05	543.53	-	-	-	-	-	-	-	-	-	1,534.42
7002 Water/Sewer/Trash	5,500.88	2,080.32	12,186.83	-	-	-	-	-	-	-	-	-	19,768.03
7003 Gas / Fuel	2,164.25	1,341.14	1,232.64	-	-	-	-	-	-	-	-	-	4,738.03
7004 Telephone	111.75	111.75	111.75	-	-	-	-	-	-	-	-	-	335.25
7007 Cable	3,111.95	3,111.95	3,111.95	-	-	-	-	-	-	-	-	-	9,335.85
Total ADMINISTRATIVE	27,677.96	21,931.66	35,609.48	-	-	-	-	-	-	-	-	-	85,219.10
SIRS COMPONENTS													
9100 Reserves - SIRS	6,250.00	6,250.00	6,250.00	-	-	-	-	-	-	-	-	-	18,750.00
Total SIRS COMPONENTS	6,250.00	6,250.00	6,250.00	-	-	-	-	-	-	-	-	-	18,750.00
Total OPERATING EXPENSES	33,927.96	28,181.66	41,859.48	-	-	-	-	-	-	-	-	-	103,969.10
Net Income:	10,322.04	14,068.34	(2,609.48)	-	-	-	-	-	-	-	-	-	21,780.90

Experience the Difference



TO: Sea Gate
FROM: Ronny Dunner, LCAM
Subject: Manager's Report – May 28th 2026

Financials:

- Emailed

Work Completed

- Completed property tour and noted the fence needing to be connected to the neighboring new wall. Noticed the pavers by the wall are damaged and need to be replaced and the grill still needs parts.
- Received the storm vault repair drawings. Sent the drawings to Fine Craft, C-Sharpe, R.L. James Inc, Coastal, Southern Building Rehab and Johnson group.
- Skyline Elevator is now servicing the building elevator. Will schedule next inspection.
- Two garage remotes left to be picked up at the Ameri-Tech office.
- No Trespassing signs on property have been installed.
- Temporary power pole has been removed.

Respectfully Submitted,
Ronny Dunner, LCAM

Ameri-Tech Realty, Inc • Ameri-Tech Community Management, Inc.
24701 US Highway 19 North, Suite 102, Clearwater, FL 33763
(727) 726-8000 • Fax: (727) 723-1101
Toll Free: 1-877-726-0000
www.ameri-tech.com