

SPYGLASS POINT CONDOMINIUM ASSOCIATION OF PENSACOLA, INC.
Board Meeting July 10, 2024 @ 5:30 p.m., Downtown Pensacola Library

Minutes

Meeting called to order @ 5:30 p.m.

President Allen Davis asked that the meeting be recorded

Quorum established, Board Members present: Pres. Davis, Vice-President Michelle Mailhos, Treasurer Christie Alsop, Director Trey Urquhart, Director David Mascarenhas and Director Cliff Kirk. Absent: Secretary Virginia Brown

Date and time of posting of meeting: July 8, 2024 @ 10:00 a.m.

Review minutes from June 12, 2024 meeting. Treas. Alsop made a motion to approve the minutes, seconded by Pres. Davis. All present voting aye.

- Presentation by rep for Paul Davis Hurricane Preparedness Partner: After hearing their proposal, Treas. Alsop made a motion to sign a non-binding agreement with Paul Davis, seconded by Pres. Davis, all present voting aye.
- Financial update, Treas. Alsop: As of June 30, 2024 we have \$37,232 in our operating account; \$363,461 in contingency account that includes \$150,000 C/D; \$211,163 in reserves that includes two \$50,000 C/D's; and \$25,774 due in accounts receivable. Late fines will start being implemented in August after a 10 day grace period.
- Housekeeping, Pres. Davis: Our front sign and part of our brick wall were damaged recently by a company working in our complex. The owner of the company has taken responsibility and will be repairing the damage soon.

Old Business:

- Special assessment: The special assessment passed and letters are sent out to homeowners to pay by August 1, 2024 with a 10 day grace period. Owners may also choose to pay the assessment in a 4 month installment plan.
- Termite inspections were not done properly. They said their inspections were adequate for a termite bond. K-4 repairs have not started.
- Bldg. K drainage ditch/sprinklers: Ditch work is in progress and sod is being put in place. We are getting estimates to replace the pipe that is leaking under the pool.

- J-3/J-4 leak estimates: J-3 repairs have begun. J-4 is not cooperating very well. The repairs have begun, but the contracts need to be ratified. Boyd Plumbing gave a quote of \$3,500 for pipe replacement @ J-3/J-4. Harlow Plumbing gave a quote of \$11,850. Servepro gave a quote of \$13,249.63 for mold remediation and Paul Davis gave a combined quote of \$8,028.88 (which may be adjusted for unseen damage), Paul Davis gave a combined quote of \$7,692.87 for sheetrock repairs. Boyd Plumbing gave a quote of \$3,500 to replace the main water lines to J-7/J-8 while the walls are open in J-3/J-4. Treas. Also made a motion to accept all of the proposals by Boyd Plumbing and Paul Davis to complete J-3/J-4 repairs and the proposals to replace the pipe @ J-7/J-8 (to be paid out of Reserves), seconded by Pres. Davis, all present voting aye.
- B-6 deck/K-2 fence/P-6 balcony/Bldg. O gutters/get bids vs. wait for Alan: Etheridge has gotten an outdoor contractor (Jeremy Peterson) to look at these repairs and are going to get the estimates soon. Ashley w/ Etheridge will be the new point person for maintenance issues.
- Workers' Comp Insurance: We purchased Workers' Comp Insurance for \$554.00 for \$1 million coverage.
- Lewis Pitts of J-4 has requested that his fines be reduced. The board decided to table this request until the water damage issues at his unit are complete.

New Business:

- Pool: Closure due to chlorine levels and the broken spring on the door have been completed. Escutcheon plates have begun to be installed. The sheet metal on door has been repaired. We have a bid of \$1,000 to repair just the current broken coping and a bid for \$3,000 to repair and resurface all of the coping around the pool and make it uniform. Treas. Also made a motion to accept the \$3,000 bid to repair and resurface all of the coping, but not to be installed until in the fall, seconded by Dir. Kirk, all present voting aye.
- Pool maintenance company: Etheridge is still in the process of obtaining bids. This matter was tabled for now.
- Maintenance requests: B-5 request for new storage door will be installed; no painting of buildings; shrub care has been referred to lawn maintenance; our maintenance person has look at the stairs that need repairing; D-3 leak is being looked at the same time as J-3/J-4 leaks

- Tow away parking sign will be placed in the complex.
- Date for next scheduled Board Meeting: August 14, 2024 @ 5:30 p.m.
- Meeting adjourned by Pres. Davis

***This event is not sponsored by West Florida Public Libraries or Escambia County