

Spyglass Point Condominium Association of Pensacola, Inc.  
Monthly Board Meeting March 12, 2024 @ 5:30 p.m., Downtown Pensacola Library

Minutes

Meeting called to order @ 5:30 p.m. by President Allen Davis

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

Pres. Davis asked that the meeting be recorded

Review minutes from monthly board meeting on February 7, 2024. Treas. Alsop made a motion to adopt the minutes, seconded by Pres. Davis, all present voting aye.

- Financial Update, Treas. Alsop: As of February 29, 2024 we have the following in our accounts: Operating account, \$48,088.00; Reserves \$85,389.00 in checking with another \$100,000.00 in two CD's, one matures in May and one in August. The total in reserves is \$185,389.00; Contingency account, \$377,000.00. Accounts receivable, \$27,941.00 due to outstanding fines and dues that are being pursued. The compiled financial statements have been completed. A letter will be sent to homeowners to notify where they can find this online. However, any homeowner who would like a hard copy can get one from Etheridge.
- Housekeeping update, Pres. Davis: Irrigation has been turned back on. Ashley Club fence has been repaired. We had a car stolen in the complex and returned. Please lock your cars.
- Trimming crepe myrtles: East Bay has given us a price to trim the crepe myrtles in the front of the complex for \$715.00 and yearly thereafter will be included in the current contract. Sec. Brown made a motion to adopt the proposal from East Bay, seconded by Pres. Davis, VP Michelle Mailhos voted aye, Dir. Kirk voted aye, Treas. Alsop voted nay, Dir. Urquhart voted nay. The motion passed.

- K bldg. Mailbox: Our welder is currently repairing the mailbox for \$376.75.
- Screens update, Treas. Alsop: We need to touch base with the windows company to get another update on the screens. They performed a test with the screens and they didn't fit. Currently, they are assessing whether they can modify these screens or if they need to manufacture all new screens.
- Attic fan update, Treas. Alsop: B-3 requested that their attic fan be turned back on after the roofing repairs were finished and some of the attic fans had not been reconnected. We had a discussion about getting a quote to have them all looked at. Etheridge did the entire B bldg. which included B-3, but didn't want to oversee the remainder. Their charge was \$500 and was attributed to rewiring of the attic fans. Cliff was under the impression that they were only unplugged. We tabled this vote at this time. We will be looking into a solution. K-3 has a pending sale that can not move forward until the polybutylene piping problem is addressed. The piping was replaced in K-3, but did not replace the piping from K-7 that is in the A/C conduit located @ K-3. This must be completed before the sale can take place. We have a proposal of \$700.00 to repair the pipe. Treas. Alsop made a motion to adopt the proposal, seconded by Sec. Brown, all present voting aye.
- Update on fines @ H-8, J-4 and B-2. H-8 has paid their \$200.00 fine. B-2 only received a warning and so far no new complaints. J-4 has not paid or attempted to pay any of the fines. Etheridge is sending a Notice of Pending Lien in 10 days. B-2 has requested handicap access due to an injury. Our recommendation is that the tenant purchase a portable ramp as others in the complex have done. B-2 also wants their downspout redirected.
- Camera update, Pres. Davis: We are still deciding on exactly where to place the camera to observe pet owners that are not removing their dogs' waste. This requires a router and must be connected to someone's internet.
- Update on governing documents discussion, Treas. Alsop: Treas. Alsop tabled this discussion due to time constraints until we can call a special meeting to allow more time for discussion.

- Update on fill dirt, Dir. Kirk: We have been given a price of \$280/truckload. We will start with 1 truckload and reevaluate should we need more. They will drop the dirt at numerous holes that need to be filled. Pres. Davis made a motion to accept, seconded by Sec. Brown, all present voting aye.

Next scheduled board meeting: March 10, 2024

Pres. Davis adjourned the meeting

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