

SPYGLASS POINT CONDOMINIUM ASSOCIATION OF PENSACOLA, INC.
Board Meeting October 9, 2024 @ 5:30 p.m., Downtown Pensacola Library

Minutes

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

Secretary Virginia Brown placed her phone in the middle of the table and stated she was recording (as she always records for the sole purpose of transcribing the minutes).

President Allen Davis stated that the meeting was being recorded. There were no objections.

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

Date and time of posting of meeting: Monday, October 7, 2024 @ noon

Review minutes from September 11, 2024 meeting. Sec. Brown made a motion to approve the minutes, seconded by Pres. Davis, all present voting aye.

Financial update: As of September 30, 2024 we have \$60,260 in our operating account, \$204,155 in reserves, \$365,760 in our contingency account and \$35,507 in accounts receivable.

Old Business:

- Update on K-4: We are waiting on permits.
- Update of E-2 sheetrock repairs: Scheduled for next week
- Update on J-3/J-4 claim: J-3 has filed a claim with their insurance. We are waiting on an update. Repairs @ J-3/J-4 have been completed.
- Update on dryer vents: We still are having trouble reaching the roofing company that originally installed the dryer vents. This is ongoing and we will continue reaching out to the respective parties.
- Update on establishing ARC: The Architectural Review Committee is Lauren Nevels, Angie Holbrook and Edith Kirk
- Update on B-5 stairs and B-6 deck: The repairs have been completed. The stairs still need to be painted. The owner said he would be responsible for painting his deck.
- Update on B-5 storage room door: The door has been replaced and painting has not been completed.
- Update on drainage pipe at the pool: This has been scheduled for October 14, 2024.
- Update on pool coping repairs: This will be scheduled ASAP

New Business:

- Discuss 2025 budget: The proposed 2025 budget will be included in the mailout for proxies and info for annual meeting.
- Discuss mailout of proxies and info for annual meeting: This must be mailed by 30 days prior to the meeting. We need 70% of owners to vote to approve.
- Pool leak: This has been fixed at a cost of \$650 to detect the leak and \$280 to repair the leak.
- B-5 front door: B-5 requested that they buy a new front door and we pay to have it installed and painted. The by-laws state that we are not responsible for replacing outside doors and are only responsible for the exterior of the door. Treas. Alsop made a motion to reject B-5's request, seconded by Pres. Davis, all present voting aye.
- N-4 fence work: The original requested repairs were completed. A further request was made for repairs due to termite damage. Our warranty does not cover fences. The pest company treated the area for termites. We are getting bids to complete the new repairs.
- M-2 bedbugs: This is the owner's responsibility.
- Bldg. E outdoor furniture: A letter will be sent for removal.
- K-6 air conditioner repair: East Bay accidentally damaged the air conditioner and has had it repaired.
- G-4 squirrel infestation: An exit only trap was installed and all the squirrels were removed and then all of the holes were repaired for \$825 so they could no longer enter.
- P-7 deck repairs: These have been completed for \$450.
- O-1/O-4 requests: The request for a new patio door was denied. The portion of the Declaration of Condominiums which states that owners are responsible for fogged patio doors was read to Mr. Stanley (owner of O-1 and O-4). He was asked to stop putting in requests for this, the answer will always be no. As for the request to remove a limb from a tree that is dropping acorns on cars at O-4, the Board informed Mr. Stanley that we would have a tree company inspect the tree to see if the branch is compromised. It was explained to Mr. Stanley that if the trees are maintained and no damage is detected by the tree company, if a limb drops and damages a car, the owner's car insurance would be responsible. Mr. Stanley demanded that the minutes state that he believes the limb is damaged. As Mr. Stanley was becoming increasingly agitated regarding the topic of the tree (including pointing at the Board Secretary and making demands in aggressive tone) and based on past negative interactions between Mr. Stanley and Board members, Pres. Davis decided to adjourn the meeting immediately.

The meeting was adjourned without announcing a date for the next Board meeting.

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