

SPYGLASS POINT CONDOMINIUM ASSOCIATION OF PENSACOLA, INC.  
Board Meeting September 11, 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: President Allen Davis, Vice-President Michelle Mailhos, Treasurer Christie Alsop, Director Cliff Kirk, Director Trey

Urquhart and Director David Mascarenhas. Absent: Secretary Virginia Brown

Date and time of posting of meeting: September 9, 2024 @ 12:51 p.m.

Review minutes from August 14, 2024 meeting. Dir. Kirk made a motion to approve the minutes, Treas. Alsop seconded, all present voting aye.

Financial update: As of August 31, 2024 there is \$67,281.00 in operating account; \$196,020, including two C/D's, in reserves; \$365,292.00, including one C/D, in contingency account and \$38,292.00 in account receivable. This number is higher due to the special assessment.

Old Business:

- Termite repairs @ K-4: Still waiting on permits.
- Leaks @ D-3, G-5, B-1, E-2, N-1 and L-3: D-3 has been fixed for \$200. We are waiting for the invoice to be paid; G-5 leaking vents have been replaced for \$300; B-1 is an owner issue; E-2 downstairs dryer vents weren't properly installed and have been duct taped several times. The contractor said that the vent was fine and that he would be able to do the sheetrock repair for \$550.00. The sheetrock was damaged from the vent leaking. Our attorney recommended that we go to the owner and offer to pay half if they would pay the other half; N-1 damage was to be taken care of owner N-5; L-3 has been taken care of.
- Dryer vents on roof: A lot of dryer vents installed on the roof were the wrong dryer vents. No consistency to how the vents were installed. Our attorney is working on this matter. We will need to inspect the 60 vents from the upper units to find out which ones are the incorrect vents.
- Hurricane shutters: There have been requests for hurricane shutters. Owners are allowed under state law to put up hurricane shutters. Fabric shutters are less cumbersome for owners to store so we will honor fabric shutters until we can research and vote on the proper shutters in the future and appoint an ARC.

- B-5 stairs/door: The contractor and was previously voted on to do the work has declined it, so we went with Emerald Coast at a price of \$4,095 for the stairs at B-5 and the deckwork at B-6. Should be done this week. The storage room door should be \$300 for installation with us supplying the door. B-5 also has a request for Spyglass to install a new front door if they purchase it.
- B-6 deck: This should be done next week (see above).
- Drainage pipe @ pool: Contractor is waiting on materials to complete this project.
- Wasps @ I-7: This will be taken care of tomorrow.
- Update on amendments to governing documents: We've gotten the revisions back from our attorney and they will have to be reviewed before we vote.

#### New Business:

- Non-working spigots: Spigots at Bldgs. D, O and M have been turned back on by ECUA and are now working. We also noted that the ECUA bill is running high for the pool. We will ask owners to stop using the spigots there to water their lawns.
- Sprinklers at Bldg M: There have been complaints that M still isn't working. The sprinkler people will be coming out on the 20th of this month to look at it.
- Attorney notes: We will need a new website by December 31, 2025. Windy has obtained a quote of \$1,200 to build the site and \$1,200 annually to maintain it. We will add this to the budget for next year. We are also sending out the electronic consent form and the Voter Designation form for each unit. Officers elected in November will have to complete 4 hours of board certification training and fill out a Beneficial Owner Interest form.
- Date and time of next meeting: October 9, 2024 @ 5:30 p.m.
- Adjourn meeting

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