

Spyglass Point Condominium Association of Pensacola, Inc.

Minutes of Board Meeting for February 12, 2025

President Allen Davis called the meeting to order at 5:30, CST. The meeting notice was posted Monday, 2/10/25 at approximately 4pm. A quorum was established, and the following members were present:

Allen Davis	President
Michelle Mailhos	Vice-President
Cliff Kirk	Secretary
Edith B. Kirk	Treasurer
Trey Urquhart	Director

Minutes from January 14th, 2025, meeting were not available to read. Additionally, the minutes of the December 12th, 2024, meeting were not available to read. Both sets of minutes will be available to read at the March 12th, 2025, meeting.

Financial statements for the month January 31, 2025, were presented. The treasurer provided the following financial information...Cash in the operating cash account was \$54,838; cash in the reserve accounts was \$213,990; cash in the contingency bank accounts was \$369,858. The accounts receivable balance was \$34,771.

Two CDs matured and were renewed for additional time.

CD 9015 – \$52,473, matured 01/31/25, renewed for 179 days at 3.774%. CD matures on 7/29/2025

CD 8800 – \$155,160, matured 02/03/25, renewed for 179 days at 3.774%. CD matures on 8/01/2025

Unit J-7 paid in full. Monies will be used to pay Sentricon invoice for termite protection for Bldgs A, B, D, K and the pool. HCK motioned to pay from operating cash and not from reserve. Allen 2d, all in favor.

Old Business (cont'd.)

Termite repairs at K-8 and M-2 - Florida Pest Control will cover the repairs to both units through their insurance.

B-7 storage room door. One coat of paint to finish.

Dryer vents – After lengthy discussion, a motion was made to obtain bids from roofing companies to inspect the 2nd story dryer vents to determine the proper equipment is in use. Any improperly installed dryer vents would be cleaned, as best as possible, and ultimately proper vents would be installed.

Continuing Education for Board Members – Due in July.

Sentricon Proposal – Contract signed for Sentricon to move forward with termite protection for Buildings A, B, D, K and the pool.

Wood rot at Building I – Wood rot has been repaired. The cost was \$1,595, and the work was performed by Etheridge Properties maintenance.

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Old Business (cont'd.)

Update on Website – Dacota (Unit K-3) is assisting the Board with setting up the new website as required by the State of Florida. Many questions were asked, back and forth, and discussion was lengthy.

Questions posed included the following:

Do we want to host ourselves or use web developer for the hosting.

Who owns the website? Dacota recommends hosting provider own the website.

When is the deadline to be up and running?

Who should point of contact be?

What information do we want on the website? Login, per parcel owner, is required. (See Dacota's email)

Certain information must be confidential and protected behind a log-in, per parcel owner.

Allen made a motion to accept Dacota's recommendation and use the web developer to host our website. The motion was not seconded at this time.

2025 Blizzard Report - Faucet covering project was a success. The common water for building F had a pipe break during the freeze. Repairs were made successfully.

M-3 Balcony Repair - Balcony spindles at M-3 require replacing/repairs and painting.

Pressure Washing Buildings - Obtain quotes to pressure wash all buildings, decks and breezeways.

MEETING WAS ADJOURNED @ 6:43pm. The next scheduled meeting is March 12, 2025.

NOTE: This event is not sponsored by West Florida Public Libraries or Escambia County.