

SPYGLASS POINT CONDOMINIUM ASSOCIATION OF PENSACOLA, INC.
Board Meeting August 14, 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. Allen Davis, Vice-President Michelle Mailhos, Treasurer Christie Alsop, Director David Mascarenhas and Director Cliff Kirk. Absent: Secretary Virginia Brown and Director Trey Urquhart

Date and time of posting of meeting: August 12th at noon

Review minutes from July 10, 2024 meeting: A motion was made and seconded to approve the minutes. All present voting aye.

Housekeeping items: Pres. Davis:

Irrigation leak at Bldg J fixed by Riker (had been without irrigation for a week)

Newly-installed dead sod at K building is being saturated by Curt from K5

Thank Christie for catching overpayment to Boyd Plumbing by Etheridge

Windy is back as our relationship manager at Etheridge

Wasp nest reported at I7 (see below)

Financial update, Treas. Alsop: The financial statements were received late, and there is a problem with the insurance accounts which have not been reconciled yet. The cash accounts are reconciled. We have \$68,122 in operating; \$213,918 in reserves (which includes the 2 cds), and \$363,643 in reserves (which includes \$150,000 in a cd). We renewed a \$51,269 reserve cd for 179 days which has us rotating the maturing of the 2 reserve cds every 3 months. We also renewed the \$150,000 contingency cd (which had accrued \$1,760.33 in interest) for 90 days. Accounts receivable on July 31, 2024 were \$22,073.97.

Old Business:

K-4 repairs: these have not been completed (or started) yet. Vice President Michelle Mailhos is in contact with the termite company. Florida Pest Control sent in a proposal for \$27,200 to convert the property to Sentricon. This was not approved. However, the proposal noted that all buildings were under a damage repair policy except for Bldgs A, B, D, and the pool house. Pres. Davis is going to look into why these buildings are not under a repair bond.

Bldg K/drainage ditch/vote on pipe repairs: The Wallace Company has dredged the drainage ditch across the back of the property. This initial work was not done to our liking, so Treas. Alsop, Kevin Etheridge and Windy Carmickle met with The Wallace Company and came up with a solution to everyone's liking. They will dredge more of the ditch and use the dirt to fill around Bldg G and place pine straw around the building. They will place rocks around the tree roots. They will fill in around K1 and place more sod there. We have agreed to pay the cost for

the extra sod. We have two proposals for the work to repair the drainage pipe under the pool. One proposal is from Pensacola Concrete Construction for \$21,772 to line the pipe with a fiberglass liner. The second proposal is from Kadre Engineering for \$2,400 to study the situation and come up with recommendations. These recommendations could include the lining of the pipe as Pensacola Concrete has quoted, or it could be as much as digging up the pool deck to replace the pipe entirely. A motion was made to go with the proposal from Pensacola Concrete Construction based on it being the most economical solution from a company that has much experience in doing this. The motion was seconded, and all present voted aye.

J3/J4 leak: The work at J3/J4 has been completed, but we do not have final bills on the sheetrock work yet. Most of the final bills have come in slightly under the original proposals partly due to getting a 10% discount on the work from Paul Davis and partly due to Boyd Plumbing finding that the plumbing repairs were not as extensive as originally thought.

B6 deck/B5 door and stairs: We have a proposal from Patterson to redo the stairs at Bldg B for \$2,300 (plus \$300 to add an additional stringer). We have a proposal from Emerald Coast Carpentry to redo the stairs for \$3,995. A discussion was held, and a motion was made to accept the proposal from Patterson for \$2,600. The motion was seconded and all present voted aye. The deck at B6 was discussed; contractors feel that this does not need to be replaced as some boards just need to be screwed down better. The deck needs to be pressure washed, but this is the responsibility of the owner. We are still working on bids to replace the storage room door at B5.

Paul Davis, Hurricane Preparedness Partner: The agreement was signed by Pres. Davis.

New Business:

Pool maintenance companies quotes/vote on whether to change companies: We have a proposal from Aqua Pool & Patio for a monthly fee of \$690 for two visits a week which does not include chemicals. We have a proposal from Oasis Pool Service for \$1,200 a month for three visits a week which includes chemicals. We are currently paying \$500/month to Aquatic Edge for two visits a week that includes chemicals and the cleaning of the bathroom. A discussion was held where it was explained that we now have a unit owner (Curt from K5) testing the pool daily and reporting to Aquatic Edge when the chemicals are low. Due to this, a motion was made and seconded to continue using Aquatic Edge. All present voted aye.

Decide on hurricane shutter standard for complex: Daniel Dorman, in B8, sent in a request to install a fabric hurricane shade on his patio door. He pointed out to us that there is now a requirement for HOA's to set standards for hurricane preparedness items such as hurricane shutters and generator placements. We asked him to provide a sample of the fabric for the meeting, and he did not. A discussion was held about different types of hurricane shutters, and it was decided that we need an Architectural Review Committee to set these standards. Daniel Dorman's request will not be accepted at this time as we do not have the standards set nor the requested fabric sample.

B8 dryer vent: Daniel Dorman, in B8, recently had his dryer vent cleaned. The company pointed out that the wrong dryer vent had been installed. The installed vent is a turtle vent which traps lint. The preferred vent is a gooseneck vent. Daniel put in a request to have his dryer vent swapped out. Because of the request, we are not sure if all the second-floor dryer vents are turtle vents. Etheridge obtained a bid of \$29,300 to replace 180 vents. We are not sure where these numbers came from, as there are only 60 second-floor dryer vents. We have asked for a revised quote which we have not received. This discussion was tabled based on needing more information.

Leaks @ E2/D3/G5: These leaks are continuing to be investigated; there is no conclusion yet

Front sign discussion/possible vote: There was an issue with the repair company getting a deposit check from the sod company that was responsible for damaging the front sign. The possible vote was to decide whether we needed to get our attorney involved. However, since this agenda was written, the sod company has come through with their check, and the work has been completed. No vote needed.

Wasps: 17 reported a wasp nest which they could not reach and requested that we have it removed. Etheridge obtained a quote from Tombstone to treat the whole complex for \$2,500 or to treat individual units for \$100/each. Cliff Kirk stated that he could remove the wasp nest at 17. There was a motion made and seconded not to accept any of the proposals from Tombstone at this point. All present voted aye.

Date for next scheduled board meeting: September 11, 2024

A motion was made and seconded to adjourn the meeting. All present voted aye.

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