

**Spyglass Point Condominium Association of Pensacola, Inc.**  
**Minutes of Board Meeting for January 14, 2025**

President Allen Davis called the meeting to order at 5:30pm, CST. The meeting notice was posted 48 hours prior. A quorum was established, and the following board members were in attendance:

Allen Davis	President
Michelle Mailhos	Vice-president
Christie Alsop	Treasurer
Cliff Kirk	Director
Trey Urquhart	Director
David Mascarenhas	Director

Additional attendees were Windy Carmickle (Etheridge Properties), the owner of Unit P-7 (Sandy), the owner of K-3 (Dacota) and Edith B. Kirk (C-4).

Minutes from November 6<sup>th</sup>- 2024, meeting, and minutes from November 13<sup>th</sup> 2024, annual meeting were read. Christie Alsop made a motion to accept the minutes as read. Michelle Mailhos seconded, and all board members voted yes. The minutes of the December 12, 2024 meeting were inadvertently omitted. Those minutes were not read and will be included in the March board meeting.

Financial statements for the month ended December 30, 2024, were presented. Treasurer Alsop provided the following financial information ...Cash in the operating cash account was \$12,593; cash in the reserve accounts was \$207,705; cash in the contingency bank accounts was \$368,076. Accounts receivable balance was \$40,032.

### **Old Business**

**Termite damage repairs at Unit K-4 are complete.** Termite damage repairs at Unit K-8 are in process. Two estimates, one for \$17K and one for \$15K, have been received. We are currently waiting for one more bid to select a contractor. Talks are ongoing with Florida Pest Control about compensation for any of the repair expenses.

**Termite damage repairs at Unit M-2** are in the preliminary stages. We are waiting for information from Florida Pest Control's insurance company and permits.

**Update on ECUA water leak adjustment** – As of the date of this meeting, request for refund has been sent to ECUA, and we are awaiting a response. Requesting a refund/credit for excess water usage at the pool.

**Update about dryer vents on the buildings' roofs.** Some of the vents are not the correct type for the second story. Cliff Kirk volunteered to make a visual inspection of the dryer vents found on the second floor of the buildings. The board will address this situation further upon completion of the visual inspection.

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**Old Business (cont'd.)**

**BOIR registration** is on hold until March 2025. (As of 3/9/2025, the hold on BOIR registration is through the end of 2025.) Board members must complete four hours of continuing education to follow DBPR state regulations.

**Unpaid assessments for Unit J-7** – Thru January 2025 the unpaid assessments for unit J-7 total \$5,945. Board approval is needed to escalate the situation to collections. Christie Alsop made a motion to turn this unit over to our attorney for collection. Cliff Kirk seconded the motion. All board members voted in favor.

**New Business**

**Tally and certification of votes on limited proxies.** Windy Carmickle, of Etheridge Properties, was present at this meeting to provide tallies for the votes. The tallies are as follows:

Amendments, additions, and/or deletions to the Declaration of Condominium of Spyglass Point Condominium Association of Pensacola, Inc. (the “Declaration”):

<b>Item</b>	<b>Description</b>	<b>Tally</b>	<b>Yes</b>	<b>No</b>
1.)	Paragraph 3, Sub-paragraph 3.9, Section A	95	93	2
2.)	Paragraph 6, Sub-paragraph 6.2, Section A, Subsection 1	95	87	8
3.)	Paragraph 6, Sub-paragraph 6.2, Section A, Subsection 2	94	86	8
4.)	Paragraph 6, Sub-paragraph 6.2, Section B, Subsection 4	94	88	6
5.)	Paragraph 7, Sub-paragraph 7.2	94	88	6
6.)	Paragraph 8, Sub-paragraph 8.6, Section B	95	92	3
7.)	Paragraph 9, Sub-paragraph 9.1	94	88	6
8.)	Paragraph 9, Sub-paragraph 9.3	95	93	2
9.)	Paragraph 11, Sub-paragraph 11.5	95	86	9
10.)	Paragraph 11, Sub-paragraph 11.8	95	86	9
11.)	Paragraph 14, Amend Entire paragraph	95	87	8
12.)	Paragraph 19, Delete in its entirety	95	85	10

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Amendments, additions, or deletions to the First Amendment to the Bylaws of Condominium of Spyglass Point Condominium Association of Pensacola, Inc. (the “Bylaws”):

<b>Item</b>	<b>Description</b>	<b>Tally</b>	<b>Yes</b>	<b>No</b>
1.)	Paragraph 1, Sub-paragraph 1.4, Add in its entirety	95	95	0
2.)	Paragraph 2, Sub-paragraph 2.1	95	89	6
3.)	Paragraph 2, Sub-paragraph 2.6	95	92	3
4.)	Paragraph 3, Sub-paragraph 3.2, Section B	94	90	4
5.)	Paragraph 3, Sub-paragraph 3.3	95	94	1
6.)	Paragraph 3, Sub-paragraph 3.5	95	94	1
7.)	Paragraph 3, Sub-paragraph 3.6	95	92	3
8.)	Paragraph 3, Sub-paragraph 3.9	94	93	1
9.)	Paragraph 5, Sub-paragraph 5.1	95	93	2
10.)	Paragraph 5, Sub-paragraph 5.4	94	93	1
11.)	Paragraph 6, Sub-paragraph 6.1	95	89	6
12.)	Paragraph 6, Sub-paragraph 6.1, Section B	95	92	3
13.)	Paragraph 6, Sub-paragraph 6.1, Section C, Delete in its entirety	95	91	4
14.)	Paragraph 6, Sub-paragraph 6.1, Section D, Delete in its entirety	95	90	5
15.)	Paragraph 6, Sub-paragraph 6.2	95	92	3
16.)	Paragraph 6, Sub-paragraph 6.2, Section A, Delete in its entirety	95	92	3
17.)	Paragraph 6, Sub-paragraph 6.2, Section B	95	93	2
18.)	Paragraph 6, Sub-paragraph 6.2, Section C, Delete in its entirety	95	93	2
19.)	Paragraph 6, Sub-paragraph 6.2, Section D, Delete in its entirety	95	87	8
20.)	Paragraph 6, Sub-paragraph 6.2, Section E, Delete in its entirety	95	88	7
21.)	Paragraph 6, Sub-paragraph 6.2, Section F	95	95	0
22.)	Paragraph 6, Sub-paragraph 6.7	95	88	7

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**New Business (cont'd.)**

Specifically authorize and instruct my proxyholder to cast my vote in reference to the following matters:

<b>Item</b>	<b>Description</b>	<b>Tally</b>	<b>Yes</b>	<b>No</b>
Item 3:	Vote to permit the Association to produce a report of cash receipts and expenditures In lieu of a compiled, reviewed or audited financial statement in accordance with Florida Statute 718.111(13).	95	86	9
Item 4:	Vote to authorize rollover of excess funds at year-end to be carried forward into the Upcoming fiscal year's operating budget.	95	92	3
Item 5:	Vote to authorize the board of directors to provide for no reserves or less reserves than Required by Florida Statutes Section 718.112 (2)(f).	94	78	16

The votes were certified by the proxyholders or the owner if he/she was present at the meeting. All items voted had sufficient affirmative votes to pass.

**Wood rot at Building I.** There is minor wood rot at building I. Bids were obtained and motion was made by Allen Davis to use EPM to make the repairs, Cliff Kirk seconded the motion, and the motion passed unanimously.

**Exterior Lighting at Building L.** Exterior security lighting at building L will not stay on at night. Electricians changed the breaker, and the lights still stayed off. Cliff Kirk volunteered to change the cell that controls the lights.

**Exterior Doors Unit B-7.** The owners of unit B-7 requested the front door of their unit be painted and a new door to the outdoor utility room be installed and painted. Cliff Kirk and David Mascarenhas volunteered to take care of the request.

**Website Update.** A brief discussion took place regarding the website the Association is required to have. Two quotes were received, and many questions were asked. The matter was tabled for further investigation.

**Year End Financial Statements and Tax Return.** A bid was received from the Association's CPA to prepare an unaudited statement of cash receipts and disbursements for the year ended 12/31/2024 in the amount of \$1,600. In addition a bid of \$510 for tax return preparation was submitted. A motion was made, by Allen Davis, seconded by Cliff Kirk, voted on and approved unanimously to accept the bid as received.

**Resignation of Treasurer.** Christie Alsop resigned her position as treasurer of the Spyglass Point Condominium Association of Pensacola, Inc., effective January 12, 2025. A communication was sent out to owners requesting interested parties to apply for the vacant position, also for someone to apply for the position left vacant by Virginia Brown's resignation (secretary) last month. There was no response to the request. Windy Carmickle, of Etheridge Properties, informed the board that a spouse of a current board member may apply for a vacant board position if there is no response to a request for volunteers.

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**Resignation of Treasurer (cont'd.)**

Allen Davis appointed Edith B. Kirk (Unit C-4) to assume Christie's position on the board and assume the duties of treasurer. Edith accepted the appointment to the board and will assume the duties of the treasurer effective January 12, 2025.

As an aside, Allen asked Windy if the other vacant position had to be filled for any reason other than to break a tie. Windy's response was that there was not. The current board will continue with six members.

Meeting adjourned. The next scheduled meeting is February 12, 2025.

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