

Spyglass Point Condominium Association of Pensacola, Inc.
Monthly Board Meeting February 9, 2023, Downtown Pensacola Library

Minutes

Meeting called to order at 5:30 p.m. by President Allen Davis

Motion made and seconded, all present voting aye for Secretary Virginia Brown to record the meeting. She will prepare minutes for approval at March 9 meeting

Quorum established - Board members present: President Davis, Treasurer Christina Alsop, Secretary Brown, Director Cliff Kirk and Director Trey Urquhart. Absent: Vice President Fawn Chustz, Director David Macarenhas

Review of previous minutes from January 5, 2023 meeting. Motion made, seconded, all present voting aye to approve minutes.

Old Business:

1. Update on M&H and our insurance company, American Coastal: American Coastal hired D&D Inspections to inspect the property on January 30, 2023. We expect a report from that inspection within 30 days
2. Financials Update (Treas. Alsop): The prepared financials were attached to the Agenda. The reserve account was underfunded in 2022 by \$4,950.00. We caught that up in January and the January reserves transfer was \$9,166.67. As of January 31 we had \$45,634.00 in the operating account. We transferred \$15,099.22 that was for the assessment so as to only use that money for insurance and not operating expenses. That amount was spent for insurance premium. As of January 31, 2023 there are no more special assessments to be paid for insurance. Our reserve account had \$131,413.76

3. Pool bathroom remodel (Pres. Davis): Drawings have been completed. 2 potential contractors have been contacted and are expected to give quotes within the next thirty days. Pres. Davis recommended that we table this discussion. A motion was made, seconded and all present voting aye.
4. Engineer drawings for Bldgs. F, M & B (Pres. Davis): Drawings for F & M will be \$30,000.00 or \$35,000.00 for all three. Pres. Davis recommended we table this until we could try to find a way to get the cost down. A discussion ensued with the board and previous board member, Jason Robbins about all the repairs needed and the conflict we are having with M&H. A motion was made to table the engineer drawings until we can find a way to get the cost down. A motion was also made to table the M&H business that was discussed in 1 above, seconded and all present voting aye.

New Business:

1. A proposal from Griffin & Furman to do the compilation for 2022. The compilation would not exceed \$2,500 and \$425 for income taxes. We have \$7,500 budgeted for that. Treas. Alsop then recused herself from the meeting and subsequent voting due to Stephen Griffin of Griffin & Furman being her brother. A discussion ensued between the board and Mr. Robbins. Mr. Robbins was under the impression that Griffin & Furman was not able to practice in Florida because his firm is located in Louisiana. The board agreed to double check that Griffin & Furman are licensed in Florida. A motion in favor of accepting the proposal from Griffin & Furman was made with the stipulation that if they are not licensed in Florida we would not use them. It was seconded and all present (except Treas. Alsop) voted aye.
2. Additional reserve accounts to be added (Treas. Alsop): A discussion to add line items to the reserve account from a special meeting called by the previous board on Sept. 22, 2022. It was noted that if there is not a line item listed in the financial statements or listed on the reserve account, you can not spend more than \$10,000.00 out of the reserve account. What the old board, as well as this board would like to do is add

line items so that as these items come up, there is a line item in the fund balance so that we can spend money on them. A motion was made to approve adding line items, it was seconded, all present voted aye.

3. General Maintenance progress report (Dir. Kirk): The board was asked by Mr. Robbins about the fence at I building falling down. Dir. Kirk said that the way he and Dir. Macarenhas are working, repairing fences and such, is that they would be working from the front buildings to the back, unless there is an emergency and then that takes precedence. They have redone several entire fences and will continue the process of fixing the remaining fences. Discussion about A-6's a/c unit overflowing and damaging A-2. Dir. Kirk said he went to look at it and the owner said he was taking care of it. Director Kirk stated he purchased a remote eye for the dryer vents. This equipment can check to see if there is any problem. Discussion about whether or not HOA or homeowners are responsible for the dryer vents. The board agreed to look into this. Pres. Davis proposed the question of whether the HOA or the homeowner is responsible for the patio doors and Treas. Alsop stated that when they moved in their unit Etheridge said that the homeowner was responsible for that. Next was if the HOA or homeowner was responsible for the storage room door. The board agreed we would look into this as well.
4. Consolidating bank accounts (Treas. Alsop): Treas. Alsop stated that we have an operating account @ Synovus, a Money Market @ Synovus, a Reserve account @ First Bank and a Reserve account @ Hancock-Whitney. The CPA requested that we consolidate the accounts into one bank. Treas. Alsop asked if we could vote to close the accounts @ First Bank and Hancock-Whitney and consolidate all accounts to Synovus. A motion was made, seconded, all present voting aye.
5. Acquisition of paint gun sprayer to assist with the fence repairs (Dir. Kirk): He stated that the paint gun sprayer was \$431.10. The board was going to vote to approve the purchase of the paint sprayer, but homeowner, Donna Winchester in A-2 was attending the meeting and graciously offered to buy the paint sprayer, so no vote was needed.

6. Community Comments: Mr. Robbins brought up that the breezeways hadn't been cleared since we changed from East Bay to Dreamscapes for our landscaping. Pres. Davis said they would be there Tuesday, February 14. Mr. Robbins questioned why we had changed landscapers since East Bay did a good job. Pres. Davis explained that East Bay's price was \$22,000.00 more than Dreamscapes. Mr. Robbins didn't understand why this wasn't discussed. The board informed him that we were unable to negotiate a better price with East Bay. East Bay told the board that he was instructed not to speak to the new board from the old board. Mr. Robbins was told that we needed the money we saved in landscaping to go toward necessary and imminent repairs.
7. Schedule next board meeting: Next meeting scheduled for Thursday, March 9, 2023 at Downtown Pensacola Library at 5:30 pm.
8. Pres. Davis made a motion to adjourn meeting, seconded, all present voting aye.

The minutes were recorded and prepared by Sec. Brown