

SPYGLASS POINT CONDOS OF PENSACOLA FL
HOA BOARD MEETING
September 8, 2022 (Thursday)/5:30 PM

PLACE OF MEETING:
Pensacola Library
239 N. Spring Street
PENSACOLA, FL 32502

AGENDA

1. Call meeting to order and establish quorum

5 of 7 Board members present:

5 present: Patty Martinez, President (via Zoom) ; Daniel Dorman, President & Secretary; Jason Robbins, Treasurer (via Zoom); Taylor Loftin; Angela Heinrichs (via Zoom)

2 absent: Clif Kirk, Natalia Chapman

2. Review of minutes from Board Meeting 8/11/2022

Daniel Dorman motioned for the board to accept the meeting minutes as submitted from 8/11/2022; Taylor Loftin seconded; motion carried, passed unanimously.

- 5 Yes votes: Patty Martinez, Daniel Dorman, Jason Robbins, Taylor Loftin, Angela Heinrichs

3. Financial review ending 8/31/2022 & Review Aged Receivables

Patty Martinez sent out unreconciled financial statements. Board can review, but will not yet approve the financial statements until after the completion of the Financial Audit by the CPA.

Patty did total our current assets as listed on the unreconciled statements at \$221,541.71; current actual is \$139,631.12 encompassing the operating, reserve, and CD's available.

Jason Robins and Patty Martinez reviewed aged receivables – as of 8/11 the HOA is presently awaiting payment of monthly assessments in the amount of \$12,112.86 from unit owners. Ethridge is following the normal treatment plans for these aged receivables; one account had notice of lien sent by the attorney for non-payment.

Daniel Dorman motioned for the board to table the financial review ending 8/31/2022 due to the ongoing Financial Audit from the CPA, Jason Robbins seconded; motion carried, passed unanimously.

- 5 Yes votes: Patty Martinez, Daniel Dorman, Jason Robbins, Taylor Loftin, Angela Heinrichs

4. Old Business

a. Status on Structural Engineer with Joe DeRuil Assoc.,

Patty Martinez met and reviewed the preliminary final report with the Engineer for between 2 and 2.5 hrs. The engineer will be issuing the final report with photographs and captions. Building's M & F have major structural issues which will need to be remedied; estimated cost is being calculated by the engineer. The engineers report will include balconies (metal posts), patios, and stairs. Board will continue to work with the Engineer to come up with a remediation plan to correct the issues identified in the report. Engineer believes he has identified the reason behind the separation of the beams/decks (B7 is a good example of the issue). Board should read the completed report thoroughly once it is completed/issued. Engineers report will include a table which itemizes repair priorities.

b. Status on financial audit

Patty Martinez stated CPA requested some additional information from Ethridge; the items requested are on the thumb-drive given to Ethridge from Liberty Community, will take time to comb through the information to obtain the items needed.

c. Status on M & H Insurance Claim Status/Repairs – Hurricane Sally

Patty Martinez mentioned that M&H has been working on leaking gutters for B, A, and G; however, they're still leaking. Patty has text with Johanna documenting the leaks, attempting to set up a meeting to obtain an update on the issues Spyglass has pending.

Other updates at this time are still attorney-client privileged and board cannot provide an update at this time.

d. Repair six balcony upper beams, & Poly pipes for outside facets to bldgs.

Patty did not receive a response from the company that initially quoted the repairs. Much of this can be addressed under the Engineer's report, as these items are reviewed as part of the report.

e. Status on Wind Mitigation

Daniel Dorman mentioned that at last recollection some units had not responded to requests from unit owners/renters to allow for access to the attic spaces in their units, which is necessary for the completion of the wind mitigation inspections. Owners have not responded to emails or notices posted on the doors. Brianne from Ethridge will reschedule the inspections, provided the Owners provide the correct contact information and let Ethridge know how inspectors can access their units to complete the Wind Mitigation.

f. Special Meeting for Unit Membership – TBD

Patty Martinez and Daniel Dorman met with the Attorney on 8/10/2022; the proposed "special owner's meeting" will be retitled "Special Board Meeting" for the purposes of reviewing the Insurance Premium issues and proposing to the community a way forward; meeting will be held September 29th, 2022 - will be at the Tryon Branch Library or Downtown Branch Library, the meeting will be duly noticed as required so the community will be notified. October's Board meeting will be utilized to deliver to the community, the results of the Reserve Survey and Engineer's Report. Community attendance at these two meetings is HIGHLY ENCOURAGED.

5. Insurance

- Insurance Appraisal status

Patty Martinez received the report an hour before the board meeting. Patty and Taylor will request a conference call with the agent to review the report.

Daniel Dorman motioned that the board pay the Insurance Appraisal invoice to be paid out of the operating account in the amount of \$750.00; motion seconded by Taylor Loftin; motion carried and passed unanimously.

- 5 Yes votes: Patty Martinez, Daniel Dorman, Jason Robbins, Taylor Loftin, Angela Heinrichs

6. SERVPRO

- Courtesy Site Visit Coordinate-update

ServePro management has changed, they're still working on coordinating with Spyglass on the site visit, Patty to follow up.

7. Property Management Company reports on review open maintenance reports

Management company representative is not present; tabled.

8. Working Groups Reports

- 1) Budget; 2) Building Maintenance/roads/ parking lot; 3) Landscaping; 4) Pool;
- 5) Insurance; 6) Update covenants; 7) Community Events

9. New Business

a. Loan

Tabled

b. Emergency Action Item Added

According to Florida Statute, an item not included on the notice of meeting and agenda may be taken up on an emergency basis by a vote of at least a majority plus one of the board. Such an emergency action must be noticed and ratified at the next regular board meeting.

Daniel Dorman motioned to take up an emergency agenda item related to the 2022 budget shortfall as a result of an increase in the insurance premium; Taylor Loftin seconded; motion carried and passed unanimously.

- 5 Yes votes: Patty Martinez, Daniel Dorman, Jason Robbins, Taylor Loftin, Angela Heinrichs

Shortfall for 2022 Insurance Premium:

Amount budgeted for 2022: \$93,720.00

Actual 2022 premium cost: \$143,865.07

Difference (budget shortfall): \$50,145.07

In order to pay for the remaining insurance premium funds, the board will solicit unit owners for a proposed Special Assessment in the upcoming Special Board Meeting on September 29th, 2022;

proposed Special Assessment will be \$417.87 per unit.
(\$50, 145.07 / 120 Units = \$417.87)

10. Member Comments/Concerns

Jason Robbins mentioned that East Bay Landscaping has been taking great care of the property. Grass is growing where there wasn't grass before; at the end of this month the maintenance of the property goes to twice a month, instead of each week.

Taylor Loftin noted that the appearance of Spyglass vs. Windchase is much improved.

11. Schedule next Board – October 13, 2022 (Thursday) @ 5:30 PM; Pensacola Library, 239 N. Spring Street PENSACOLA, FL 32502

*Prepared by DANIEL DORMAN,
Vice President & Secretary*

