

Spyglass Point Condominium Association of Pensacola, Inc.
Monthly Board Meeting May 11, 2023 @ 5:30, Downtown Pensacola Library

Minutes

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

Quorum established-Board Members present: Pres. Davis, Vice-President Fawn Chustz, Treasurer Christie Alsop, Secretary Virginia Brown, Directors Cliff Kirk and Trey Urquhart. Absent: Director David Macarenhas

Review minutes of April 20, 2023 Board Meeting. Dir. Kirk makes a motion to adopt minutes, seconded by Sec. Brown, all present voting aye.

- Financials update (Treas. Alsop) Discussion about unexplained checks written by Etheridge. Requests have not currently been answered. As of meeting we had \$137,454.39 in reserves; \$100,000 in operating account, \$21,468 in contingency account. As of April 30, 2023 our accounts receivable was \$22,121.09
- Discussion about sidewalk repair @ I building and pool area. Treas. Alsop stated that we had 3 proposals to fix the sidewalks: Fortress Construction's bid is for \$11,635.00 to tear out and replace. Gowilson's bid for \$4,350.00 to tear out and replace and AFS's bid for \$4,579.00 to spray foam under sidewalks to lift them. This would not get rid of all of the cracks. Treas. Alsop made a motion to go with Gowilson's bid, it was seconded by VP Chustz, all present voting aye.
- Palm tree replacement (Pres. Davis): 3 palm trees were deemed to need to be replaced. Landscaper agreed to honor the warranty and would be replaced at no charge. This process will take a while due to the logistics of removing them and must be carefully coordinated by landscaper.
- Insurance update (Pres. Davis): As of this meeting, we do not know how much the premiums and down payment for insurance is going to be. These funds will come from the operating account.
- Hurricane Preparedness Committee (Pres. Davis): Nicole Stacey has agreed to be on the committee. The committee will be formed in order to have someone

engage with a contractor who will be able to get to repairs @ Spyglass quickly if a hurricane does damage in the future

- Maintenance Update (Dir. Kirk): Repairs are ongoing. Things pertaining to safety take precedence. Unit owner Joanna Hart stated that the decking above her at N-6 is rotted and she is afraid it's going to fall down. We agreed we would have someone look at it asap and assess and repair it. Treas. Alsop asked for updates on repair requests: K-3 gate, Dir. Kirk stated he was aware of the request and agreed to have it fixed by the end of May. Light @ J Bldg. has been replaced. G-5 has a piece of siding missing. Treas. Alsop said she would contact Etheridge to get Jerry to replace that piece.
- Community comments: J-6 has had packages stolen. She had it recorded on her ring camera and she got her packages back after the police were able to apprehend the suspect and return her packages. B-6 stated that the pool pump had malfunctioned because when the pool bathroom was being remodeled, the power was turned off and the pump did not get properly restarted when the power was turned back on. It has since been corrected.
- Schedule next board meeting: Next meeting scheduled for Wednesday, June 14, 2023 @ 5:30. Our regular meeting day of Thursday was not available in June.

Pres. Davis made a motion to adjourn, motion seconded by Sec. Brown, all present voting aye