

Spyglass Point Condominium Association of Pensacola, Inc.  
Monthly Board Meeting October 12, 2023 @ 5:30 p.m. Downtown Pensacola Library

Minutes

Meeting called to order @ 5:33 p.m. by President Allen Davis

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

Pres. Davis asked that the minutes be recorded

Review minutes of September 14, 2023. Treas. Alsop made a motion to adopt the minutes, seconded by VP Chustz, all present voting aye.

- VP Chustz asked about the pool inspection. The inspector was given a key and we expect her to conduct the inspection soon.
- Owner Jason Robbins' I-8 repairs due to leak have begun. Ryker has replaced his roof beam over his balcony.
- Our mailman has changed out a couple of mailboxes @ the N/O buildings.
- Paper work to all owners about the annual meeting and proxy information will be sent tomorrow.
- P-2 faulty electrical outage has been repaired.
- We can now confirm that sliding glass doors and windows are the responsibility of the owners, unless they were damaged by a hurricane or other natural disaster. The windows that were damaged in Sally are beginning to be repaired or replaced. If the owner wants to paint their doors, we can provide the paint.
- Financial update Treas. Alsop: As of Sept. 30, 2023 we are showing \$56,644.00, but \$14,080.00 was transferred from reserves to the operating account. Several of the repairs and updates at Spyglass were paid two days later out of the operating account so the actual amount in the operating account is \$42,564.39, reserve account has \$141,297.94, contingency account has \$21,473.16 and accounts receivable has \$15,799.60.

- Update on hurricane Sally settlement: We deposited a check on Wednesday for \$423,970.00. This represents a \$450,000 settlement less \$26,025.50 in legal fees. A suggestion that we deposit \$280,00.00 into the contingency account and be able to have \$300,000.00 to offset insurance premium increases, pay back reserves \$28,475.00 from operating. That leaves \$115,000.00 to cover siding, replacing 2 windows and replacing all window packs (glass only), re-caulking all windows and repairing the metal columns that we will be discussing later in this meeting.
- Discussion of the trees infested by termites, Pres. Davis: VP Chustz says there are 8 trees that are infested. To treat these trees, we have been given a cost of \$750 total. Treas. Alsop makes a motion to approve the \$750, Pres. Davis seconds, all present voting aye.
- Discussion of repairing metal columns and strapping all balcony corners, Treas. Alsop: We have two proposals, one from Parker Welding and one from Teufel Enterprises. Parker Welding's proposal to repair or replace the bottom portion of the column was \$11,577.75. Teufel Enterprises proposed \$255/unit to strap the balconies. Parker Welding then offered a proposal of \$140/unit to strap the balconies which would make the proposal \$8,429. VP Chustz made a motion to accept Parker Welding's total proposal for \$20,005.75, Treas. Alsop seconded, all present voting aye.
- Construction update, Treas. Alsop: Bldg. M is finished except for a hole in the ceiling that had to be cut out during repairs. We are currently working on getting someone to repair that. Bldg. F has had 3 helical piers installed along with footings poured and new columns. The remaining columns and helical piers and footings should be completed soon. Bldg. B all the columns have been repaired, balcony corners have been strapped, header beam at B-3 has been replaced, all 6 roof beams have been replaced throughout, siding repairs and replacement have almost been completed with Bldg. I and Bldg. K remaining. Window replacements are moving forward with Etheridge overseeing that.
- Discussion about the upcoming budget, Pres. Davis: We will not vote on the budget until November. Pres. Davis discusses that in May when our insurance renews any increase in premiums will then be assessed to each homeowner, but that they will be given the opportunity to pay the entire assessment or prorate the assessment throughout the rest of the year.

- Discussion of proxies and letters being sent to all owners, Treas. Alsop: The proxies are for one vote, to step down from an audit to a compilation that will save up to approximately \$10,000.
- Discussion on landscaper for 2024, Pres. Davis and Treas. Alsop: Dreamscapes has offered a proposal of \$27,000 and East Bay has given a proposal of \$25,140. After discussion about clarifying with East Bay about removing leaves from the property and hauling off instead of leaving them to pile up around the fence, Dir. Macarenhas made a motion to approve East Bay's proposal of \$25,140 with the contingency that East Bay agrees to remove the leaves, seconded by Dir. Kirk, all present voting aye.
- Discussion about a new attorney for the association, VP Chustz: Our current attorney, Suzanne Blankenship with Emanuel, Shepard & Condon's hourly rate is \$340 and her paralegal hourly rate is \$160. We have gotten pricing for a new firm and new attorney, Moorhead & Associates and Jay Frasier. They have 3 options. Mr. Frasier's hourly rate would be \$300 as opposed to \$340 and his paralegal's hourly rate would be \$130 as opposed to \$160. We decided that we need to meet with Mr. Frasier to discuss which option best suits our association. VP Chustz made a motion to approve the new attorney with a contingency that which option will be decided after meeting with Mr. Frasier, seconded by Dir. Kirk, all present voting aye.
- Date for next scheduled meeting: November 9, 2023 is the board meeting and the annual owners meeting is November 14, 2023
- Community comments: There was discussion about someone in M Bldg. had unapproved lighting on their porch. Also there is someone parking on the street that needs to be addressed.
- Pres. Davis made a motion to adjourn, seconded by VP Chustz, all present voting aye.

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