

Spyglass Point Condominium Association of Pensacola, Inc.

Minutes of Board Meeting for May 28, 2025

President Allen Davis called the meeting to order at 5:30, CDT. The meeting notice was posted Monday, 5/26/25. A quorum was established, and the following members were present:

Allen Davis	President
Michelle Milhous	Vice-President
Edith B. Kirk	Treasurer
Trey Urquhart	Director

Homeowners in attendance – Scott Stanley (Units O-1 and O-4), Sandy (Unit P-7)

Minutes from the March 12th and April 9th meetings were not available at this time.

Financial statements for the month ended April 30, 2025, were presented by the Treasurer. The following financial information was provided. Funds in the operating cash account was \$97,939; funds in the reserve accounts were \$230,643; and funds in the contingency accounts were \$370,328.

The CD ending in 5601, in the amount of \$51,823, matured on 5/1/25 and was renewed for an additional three-month period.

Old Business

Termite repairs at K-8 and M-2 are complete.

Dryer vents – Vice Pres. Stated a second opinion was obtained on the necessity to change out the second-floor dryer vents. Vents currently installed are the correct ones and NO changes are necessary.

Quality Roofing had replaced the dryer vents on Buildings A and B prior to us obtaining the second opinion. Quality Roofing submitted an invoice for work performed.

Continuing Education for Board Members – Due June 30, 2025.

Update on Website – This item was tabled and will be rescheduled when Dakota is present. The Treasurer made a motion to table discussion about the website, and the President seconded the motion. Motion passed unanimously

New Business

The Pres. Discussed the overabundance of leaves along the inside of the fence on Scenic Hwy and the open ditch between the north end of buildings C and E. The Pres will reach out to East Bay Landscaping about an extra visit to clear up the leaves.

The management at Ashley Club was contacted about the water leak coming from their side of the fence. It is not an issue for ECUA.

Spyglass Point Condominium Association of Pensacola, Inc.

Minutes of Board Meeting for May 28, 2025

Hurricane Preparedness – Spyglass Point has contracted with Paul Davis Company to represent us on their First Priority Program. Our point of contact is Kyle Clifton. Paul Davis Company will work with our insurance company in the aftermath of a hurricane. To date, no fee has been paid to the company for the promise of this service.

Insurance Renewal – The insurance package was renewed, and the overall premium went down by \$60,000.

Hurricane Shutters Update – Per State statutes, unit owners must be informed of hurricane shutters that are acceptable to the Association. This includes what styles would be acceptable, when the shutters should be put on and how long after an event the shutters can remain on the building. Unit owners who already have hurricane shutters are grandfathered in.

Sliding Glass Door Unit O-4 – President made a motion to table this item to a later time. Treasurer seconded the motion. Motion passed unanimously.

Past Due Fees Unit J-7 - The owner of Unit J-7 has set up a payment plan with the Association and is moving forward with attempts to evict the tenants.

President made a motion to adjourn the meeting at 6:02. Treasurer seconded the motion. Motion passed unanimously.

The next scheduled meeting was scheduled for June 18, 2025.

NOTE: West Florida Public Libraries or Escambia County do not sponsor this event.