

SPYGLASS POINT CONDOMINIUM ASSOCIATION OF PENSACOLA, INC.

2023 MAJOR ACCOMPLISHMENTS

The following is a recap of the major accomplishments the Board of Directors and the entire Association has achieved this fiscal year:

- A complete buildout of the new pool bathroom
- New sidewalks at Building I/ Pool Bathroom and grinding of uneven sidewalks throughout most of the complex
- Emphasis on repairing fences/gates throughout the complex (completed free of labor costs due to free labor by board members) and replacement of balcony decking on a unit
- Major restoration of Buildings F and M (including foundation reinforcement with helical piers and additional metal columns)
- Replacement of six compromised structural roof beams in the complex
- Resolution of Hurricane Sally claim
- Community-Day cleanup
- Termite treatment for 8 infected trees
- Consolidation of accounts to earn exponentially more interest

Projects-in-Progress due to be completed by year end:

- Siding repair/replacement
- Window recaulking/fogged-glass/screen replacements
- Repair/reinforcement of all metal columns and strapping of all balcony header-beams throughout the complex
- Wasp remediation throughout the complex

And, most importantly, operating costs were controlled and managed enough to absorb an insurance premium increase of over \$80,000 without incurring a special assessment to owners!!

The Board of Directors thanks each of you for your cooperation through the implementation of each of these projects. We truly appreciate the team effort!!