

Spyglass Point Condominium Association of Pensacola, Inc.  
Monthly Board Meeting September 14, 2023 @ 5:30 p.m., Downtown Pensacola Library

Minutes

Meeting called to order @ 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, Director Cliff Kirk, Director David Macarenhas, Director Trey Urquhart

Pres. Davis made a motion to record the meeting, seconded by Treas. Alsop, all present voting aye.

Review minutes of August 10, 2023 meeting. Treas. Alsop made a motion to adopt the minutes, seconded by Virginia Brown, all present voting aye.

- D Bldg. had an underground leak near the spigot and was repaired by Harlow Plumbing for \$180.00.
- A sprinkler head at the front entrance was damaged by a vehicle and the brick wall at the entrance was also damaged by a vehicle and was repaired thanks to Dir. Macarenhas and Dir. Kirk. We paid the sprinkler company \$50.00 to repair the sprinkler head.
- Health inspection for the pool will be completed soon.
- The white pick up truck that had been parked at the E Bldg. has finally been removed
- Financials update: As of August 31, 2023 we have \$61,167.42 in the operating account, \$148,324.74 in the reserve account, \$21,472.28 in the contingency account and \$14,337.22 in accounts receivable for past due assessments.
- Tree termite treatment hasn't been done. VP Chustz will be meeting them to get two estimates. Our termite company has not been timely in responding to us, we are possibly going to look to other vendors.

- Budget discussion: The annual budget will be discussed at the Owner's annual meeting.
- A discussion about potentially changing attorneys. No vote was taken at this time
- Update on hurricane settlement: The settlement has not been delivered at this time.
- Bldg. M update: Bldg. M construction had challenges and delays. Due to this Fortress Construction was let go and replaced and the new contractor was able to complete the work. There were changes in the amount to be paid for these repairs. They are: Fortress Construction, previous amount \$17,645.00, paid to date \$7,098.00; AFS previous amount \$5,271.74, current amount \$5,271.74; Parker Welding, previous amount \$4,315.05, current amount \$4,315.05; Larry's Masonry (new) current amount \$6,600.00; Parker Welding (new) current amount \$800.00; Teufel ENT LLC (new) current amount \$2,400.00; Fortress Construction, unknown balance due. VP Chustz made a motion to ratify these changes, Sec. Brown seconded, all present voting aye.
- Update on Bldg. F: The contract with Fortress for Blg. F was predicated by the results from Bldg. M. So we've gotten new prices. AFS' price is the same to install the helical piers. Parker Welding will fabricate the columns and install them for \$6,384.42. Larry's Masonry will be the concrete contractor for \$9,800.00 Parker Welding will remove the old slats. Teufel ENT LLC will replace the slats at a price not to exceed \$2,400.00. Demo will be done by Larry's Masonry. A motion was made to approve these new contracts by Sec. Brown, seconded by VP Chustz, all present voting aye.
- Update on roof beams and Bldg. B: We had a contract with John Dekker to replace 6 roof beams throughout the complex and the headers under the balcony at Bldg. B-3. He wasn't responding to us and finally said we should get someone else. The new prices from Teufel ENT LLC to replace the 6 beams is for \$1,450/beam for a total of \$8,700.00 and the new headings will cost \$3,500. A motion was made to approve the new prices by Treas. Alsop, seconded by VP Chustz, all present voting aye.

- Window replacement update: Windows Plus and Gulf Coast windows have given us proposals for the windows that need to be replaced. These prices are similar in amount. Also a separate proposal to re-caulk all windows was given. We discussed turning the remaining work with the window company over for Etheridge to oversee. A motion was made to approve Windows Plus proposal of \$148/per insulated glass unit; To re-caulk all windows at a price of \$22/window; to replace 2 windows at Unit B-1; and to approve turning this over to Etheridge by Pres. Davis, seconded by VP Chustz, all present voting aye.
- Siding replacement update: The siding has been ordered and should be in in a week and is scheduled to be put up the last week of September.
- Discussion for future work needed on the metal posts and strappings at all building: This is not something that is necessary to do immediately so therefore no vote was taken at this time
- Discussion on ongoing maintenance: A hinge replacement on a gate in the M Bldg. has been completed. A request to replace the breezeway light between N-7 and N-8 has been made and Dir. Kirk said he would take care of that.
- Discussion about owner's annual meeting: The annual meeting notice should be sent out by Etheridge within a week.
- Date for next scheduled meeting: October 12, 2023
- Community comments: An owner attending the meeting commented that the complex is looking very well.
- Pres. Davis made a motion to adjourn, Sec. Brown seconded, all present voting aye.