

Spyglass Point Condominium Association of Pensacola, Inc.  
Monthly Board Meeting August 10, 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, Director David Macarenhas. Absent: Director Trey Urquhart, Director Cliff Kirk

Sec. Brown made a motion to approve recording of minutes, seconded by VP Chustz, all present voting aye.

Review minutes of July 13, 2023 Board meeting. Treas. Alsop made a motion to adopt the minutes, Sec. Brown seconded, all present voting aye.

- Three new palm trees were planted in place of dead ones. Landscaper East Bay honored our warranty and therefore replaced them free of charge.
- Dumpster replaced at E Bldg. Dir. Mascarenhas has been tirelessly working on the fence at N-4
- Financials update, Treas. Alsop: July 31, 2023 statements: Operating account of \$71, 236 includes \$25,848.29 that was transferred from Reserve account to Operating account to pay for repairs @ Bldg. M. We've paid AFS \$5,271.74 with \$20,576.55 left to pay Fortress Construction and Parker Welding when they are finished. Thanks to VP Chustz combining all of our accounts into a money market account, we have added another \$448.00 in interest for July. Accounts receivable balance as of July 31, 2023 is \$16,939.04.
- Update with lawsuit with Coastal Insurance, Pres. Davis: The lawsuit was settled at mediation on July 24, 2023. No amount is listed, but Spyglass' attorney was able to negotiate a sizeable settlement. No release agreement signed yet. Since this is pending we can't comment on the amount.

- Update on repairs @ M Bldg., Pres. Davis: Very good progress, slow, but steady. Pres. Davis and Treas. Alsop are on a text thread with the owners of that building in order to keep them apprised of the progress. Footings have been dug and poured, helical piers have been installed. Coming back the following Monday to put columns back on the footings since it has to cure for 7 days. Once they put the columns back, they will remove the old concrete and put in new sidewalks. Cost overrun because 2 more columns are in need of repair. Treas. Alsop made a motion to approve the additional amount of \$1,483.50 to repair the 2 columns. Motion seconded by Sec. Brown. All present voting aye.
- Update for B Bldg. repairs, Treas. Alsop: John Dekker is doing the repairs, but has been unable to start. He hopes to start in a week or two. His price was very fair so we are going to wait.
- Update on siding repairs, Treas. Alsop: There are two proposals to replace missing siding throughout. David Gilbert gave a proposal of \$11,058.67 that includes any building missing siding will have the whole wall re-sided. Re-Side gave a proposal of \$4,829.00 that includes only replacing the pieces of siding that are missing and not the whole wall with the exception of Bldg. B which will have the whole wall re-sided. After discussion, Sec. Brown made a motion to approve Re-Side's proposal of \$4,829.00, VP Chustz seconded, all present voting aye.
- Update on repairs to F Bldg., Treas. Alsop: Before we begin any repairs @ F, repairs need to be completed @ M Bldg. Fortress has given a proposal of \$17,745.00 for F Bldg. (same as Bldg. M), helical piers cost of \$8,487.37 (more than Bldg. M because of price increase) and \$3,573.30 from Parker Welding for a total cost of \$29,305.67. Sec. Brown made a motion to approve all of the proposals, seconded by VP Chustz, all present voting aye.
- Update on I Bldg., Pres. Davis: Negotiations with the roofing company to honor the roof warranty are underway. In the meantime, a tarp will be placed over the roof to prevent any further damage inside the unit.
- Update on pool maintenance, Pres. Davis: Matt Herman has agreed to clean the pool bathroom weekly for a fee of \$50/mo. We have budgeted enough to include the added fee so no vote was necessary.

- Update on sidewalk grinding, VP Chustz: Nate Swafford was able to finish grinding all of the sidewalks that needed it. It only cost \$72.00 for grinding pads and gas for the generator that powered the grinder. Much appreciation to Nate Swafford for doing this.
- 2024 Budget, Pres. Davis: Pres. Davis encourages owners to spend the next couple months thinking if there are things that need to be added to our upcoming 2024 budget. We will begin discussing the upcoming budget at next month's meeting.
- Community comments: B6 owner, Barry Boyd suggested that we consider changing the pool to salt water. He offered to get quotes for us to consider.
- Schedule next meeting: The next meeting will be Sept. 14, 2023 @ 5:30 p.m. @ the Downtown Pensacola Library.

Pres. Davis made a motion to adjourn, VP Chustz seconded, all present voting aye.

The minutes were prepared by Sec. Brown