

SPYGLASS POINT CONDOMINIUM ASSOCIATION OF PENSACOLA, INC.

**SPECIAL BOARD MEETING NOVEMBER 6, 2024 @ 5:30 PM, DOWNTOWN PENSACOLA
LIBRARY**

MINUTES

Meeting called to order at 5:30 pm by President Allen Davis

Recorded for the benefit of Secretary only. Recording will remain work product of the board.

Quorum established: Board members present: President Allen Davis, Vice-President Michelle Mailhos, Treasurer Christie Alsop, and Directors Cliff Kirk, and Trey Urguhart. Absent was Secretary Virginia "Ginny" Brown and David Mascarenhas.

Notice: Posted approximately noon on Monday November 4, 2024, amendments of the date were acknowledged. Two notices were posted one with the correct date. Correct date was posted one week in advance.

Review minutes from October 9, 2024 board meeting. Christina Alsop makes motion to approved minutes as drafted, seconded by Cliff Kirk, all in favor. Motion passed.

Financial review from Christina Alsop of financial reports dated October 31, 2024 which reflect an operating balance of \$48,936. The reserve balance is \$191,672. The contingency balance is \$366,572. All balances include CD's. Renewed a reserve CD for 6 months. Contingency CD has been renewed for 3 months. Interest earnings reported on both accounts are included in the overall balance.

As of October 31, 2024, accounts receivable total: \$34,798

Status update submitted to EPM on past due accounts. Board discusses past due accounts and collections.

Old business:

K4 Michelle M reports contractors to inspect the unit and report findings.

E2 sheetrock- completed and paid for.

B5 stairs completed

Drain pipe sleeved and completed.

Pool Coping scheduled for 11/14/24

N4 Termite damage to the fence is partially fixed. Termite treatment was performed. Brian to bid after treatment. Board is waiting on the contractor to finalize the work order weather permitting.

O1 fence- Owner reported work order: trees and fence. Fence work is partially completed.

Contractor to touch up the paint. Trees are protected and is reported to be in excellent condition from A Cut Above (professional arborist). The tree is a Heritage Sand Oak and is a protected tree according to the city. The tree is in good condition and does not require maintenance at this time. Maintenance is not required for another couple of years. The acorns are seasonal and are not able

to be mitigated. Arborist reported that pruning the tree would cause damage to the trees as some of the other trees are in the community.

Underground water leak at L building- common line from the meter to the building has been repaired by Boyd Plumbing.

Status of Limited Proxy:

As of the time of the meeting 31 votes have been received. The board evaluated units who have not returned limited proxies. Board members answer member questions about amendments and enforcement. Board members continue to work to collect votes.

Virginia "Ginny" Brown will not be present at the meeting. Under (a) homeowners are encouraged to write in "Allen Davis" as he will be at the meeting. Virginia "Ginny" Brown will be substituting the proxies to Allen Davis since she will not be able to attend the annual meeting.

Homeowner questions regarding 'sliding glass door' components to address whether the frame is included in the homeowner's responsibility. According to the board, the frame is the owner's responsibility unless the issue causing the frame to deteriorate is originated by a common area circumstance.

November 13, 2024 is the annual owners meeting.

Next Board Meeting December 4, 2024.

Open Discussion

Cliff Kirk is concerned about NW side of the pool, pipe- alcohol trash has been left. Allegedly the trash is coming from Ashley Place.

President Davis adjourned the meeting at 6:30 p.m.

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