

Spyglass Point Condominium Association of Pensacola, Inc.  
Monthly Board Meeting July 13, 2023 @ 5:30, Downtown Pensacola Library

Minutes

Meeting called to order at 5:30 p.m. by President Allen Davis

Vice-President Fawn Chustz approved recording of meeting

Quorum established, Board members present: Pres. Davis, VP Chustz, Treasurer Christie Alsop, Director Cliff Kirk, Director Trey Urquhart, Director David Macarenhas. Absent: Secretary Virginia Brown

Review minutes of June 14, 2023 Board meeting. Treas. Alsop made a motion to adopt the minutes, seconded by VP Chustz, all present voting aye.

- Pool maintenance technician, Matt Herman explains what his duties are. He will be maintaining the pool on Tuesdays and Fridays. The pool will be closed for swimming on those days from 9:00 am to 11:00 am.
- Landscaper coming every other Monday. Dumpster pick-ups are on Mondays and Thursdays. Mailbox locks that need to be replaced will be replaced upon request by USPS so we don't have to.
- Termite inspections are complete. No termites in the buildings, but about 10 of the trees have an issue with termites and will need to be treated. There were two complaints about their doors being left unlocked by Florida Pest Control.
- Clean up day at Spyglass was a success. Thanks to Kia for spearheading it. Volunteers removed leaves that piled up around the fence on Scenic Hwy. Still more needs to be done. Thanks to Dir. Urquhart for pressure washing around the pool area. Leak was repaired that was causing algae under the pool showerhead.
- Financial report, Treas. Alsop: Net income so far this year is \$115,000. Partly due to assessments being paid in advance, partly for collection of old receivables, partly to operating costs being kept to a minimum. To date we have \$50,000 in our operating account, \$21,470 in our contingency account and \$154,976 in reserves. Thanks to VP Chustz for consolidating our bank accounts and getting us a better interest rate. In May our interest was \$3.65 and in June it was \$337.00. Accounts receivable was \$15,770.96. It was about \$6,000 less thanks to collection of some outstanding debts being paid.

- We have various construction areas underway at Spyglass: Bldg. M repairs have been delayed and are now scheduled to be done on July 25, 2023. We had to get a new contract with Fortress Construction because they couldn't get the metal needed to repair the columns so we got a contract with Parker Welding to provide the metal. The old contract with Fortress included the metal and was \$23,745. The new contract with Fortress takes the metal off and is now \$17,745. The new contract with Parker Welding for providing the metal is \$2,831.55. This gives us a savings of \$3,168.45. A motion was made to VP Chustz to approve the new contract with Fortress, seconded by Treas. Also, all present voting aye. A motion was made by VP Chustz to approve the new contract with Parker Welding, seconded by Treas. Also, all present voting aye. Bldg. N balcony decking was replaced. 6 roof beams are being replaced on various buildings. Also repairs to Bldg. B will be addressed. K-8 is a unit that is being sold that has a mold problem that needs to be addressed. The owner didn't pursue remedies when the mold appeared and therefore the problem continued. The owner has agreed to split the cost for repairs 50/50 with Spyglass. I bldg. has a leak that needs repair. Etheridge will oversee the repairs at K-8 and the leak at I bldg.
- Mediation is scheduled for July 24, 2023 for settlement of our insurance dispute with American Coastal Insurance.
- Schedule next Board Meeting: Next meeting scheduled for August 10, 2023 @ 5:30 p.m. @ Downtown Pensacola Library.

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

The minutes were prepared by Sec. Brown