

Spyglass Point Condominium Association of Pensacola Inc  
Monthly Board Meeting December 8, 2022, Downtown Pensacola Library  
Minutes

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

VP Fawn Chustz recording/will prepare minutes

Quorum Established - all board members present (Pres Allen Davis, VP Fawn Chustz, Treas Christina Alsop, Dir Cliff Henry, Dir David Mascarenhas, Dir Trey Urquhart) except Sec Virginia Brown

Review of previous meeting minutes for 11/10/22, 11/17/22 and 12/5/22. Christina Alsop noted that the 11/17 minutes state that she lives in her unit D4 but that is not the case. It is agreed that this correction would be made in the 12/8 meeting minutes.

Allen moves to approve all 3 sets of minutes, Cliff seconds, approved by all present board members

**New Business:**

1. Official adoption of alternate budget voted affirmatively on 12/5/22: Allen motions to adopt, Fawn seconds, approved by all present board members
2. Dreamscapes Design as new lawncare company – this will save us \$24,000/yr (they will be coming less frequently than East Bay). Allen states for the record that 2 other bids were gotten but both were higher than Dreamscapes.  
Allen motions to approve, Cliff seconds, approved by all present board members
3. Mark Dunning Industries for new trash pickup services – will save us \$7000/yr (they will be coming less frequently than Waste Mgmt). Cliff asked about cost of mattresses, etc left outside dumpsters – Allen said we may need to hire a different person to pick these up if it becomes necessary.  
Allen motions to approve, Fawn seconds, approved by all present board members
4. Joe Dereuil Engineers/Structural issues w buildings B, F and M  
Phase 1 done in 2022 (survey of buildings B F M), Phase 2 would be them doing the survey for the rest of the buildings, Phase 3 would be drawings for structural repairs of B F M (cost of \$35,500) or just F and M (cost of \$30,500).  
Allen spoke to them about going straight to Phase 3 which they will – further proposals/information to follow.  
Allen motions to table decision, Christie seconds, approved by all present board members

5. Pool Bathrooms  
Mr David Alsop will do drawings pro bono – will bring to next meeting.  
Allen motions to approve, Trey seconds, approved by all present board members except Christie who abstained  
Continue discussion at next meeting once have drawings.
6. Financial Update/Audit delayed  
Treasurer Christie explained the CPA is pending answers from Atty Blankenship and Etheridge Ppty Mgmt – Blankenship stated that these answers will take time/\$\$\$.  
Allen motions to not have the attorney work on these items, Fawn seconds, approved by all present board members
7. Existing/pending work orders  
Allen, Christie, Fawn to meet with Etheridge on Tues Dec 13<sup>th</sup> (no extra charge for this meeting)  
Allen motions to table discussion until after this meeting, Cliff seconds, approved by all present board members
8. Level of financial statements for 2022  
Need meeting in 2022 with 14 days' notice to owners – an audit is required by the bylaws but superseded by the FL statutes which require a review. The board is asking for a step-down engagement to a compilation with full disclosures.  
Christie motions for special meeting on Wed Dec 28<sup>th</sup>, Cliff seconds, approved by all present board members  
Fawn will reserve room at library/proxies etc will go out asap/Virginia will be back to resume Secretarial duties for this meeting
9. Committees:  
Architectural – David Alsop, Ken Showalter, Michelle Mailhos, Kia Allen, Virginia Brown, David Mascarenhas  
Insurance – Kelsey Gibson, Fawn Chustz, Diane (Renter A2), Kia Allen  
PolyPipes – Cliff Kirk  
Fence Patrol – David Mascarenhas  
Bldg M issues w drainage – Cliff to use gutter extenders to keep water away from building  
Allen motions to approve committees, Trey seconds, approved by all present board members

Allen motions to adjourn meeting, Cliff seconds, approved by all present board members – meeting adjourned at 6:44pm.

Minutes submitted by Fawn Chustz BOD VP on 1/5/2023