

Spyglass Point Condominium Association of Pensacola, Inc.
Monthly Board Meeting January 9, 2024 @ 5:30 p.m., Downtown Pensacola Library

Minutes

A quorum established: The Board members present were President Allen Davis, Vice-President Michelle Mailhos, Treasurer Christie Alsop, Director Cliff Kirk and Director Trey Urquhart. Absent were Secretary Virginia Brown and Director David Mascarenhas

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

Pres. Davis asked that the meeting be recorded

Review minutes from monthly Board meeting on December 14. Treas. Alsop made a motion to approve the minutes, seconded by Dir. Kirk, all present voting aye.

- Financial Report from Treas. Alsop: As of Dec. 31, 2023, Operating account has \$29,583.00; Reserves has \$169,260.00; Contingency account \$374,713.00; and Accounts Receivable is \$16,280.81.
- Update on ceilings @ Bldgs. M & F, Treas. Alsop: The ceilings have been completed and the contractor paid.
- Update on siding, Treas. Alsop: All siding has been completed. The contractor has not been paid yet, but is finished.
- Update on window and screen replacement project, Treas. Alsop: Almost all of the window packs have been completed. The screens will be done for \$32.50/screen. They will send the screens to Spyglass and the Board will find a time to hand out the screens with instructions to owners/tenants how to install the screens. All screens are installed from the interior.
- Update on fines for J-4 and H-8: Fines committee has submitted its request that the fines for J-4 be enforced to Etheridge. We are notifying Etheridge to send out a letter of the fines H-8 is responsible for so this can be sent to the fines committee after 2 weeks.
- Update on water meter markings, VP Mailhos: All meters except for Bldg. A have been marked.

- CPA update, Pres. Davis: The Owners agreed previously to go with a compilation of our financials as opposed to a full audit. The CPA firm of Griffin & Furman has represented Spyglass for the last 2 years. They have offered to do our compilation not to exceed \$2,500 and \$425 for our taxes. Treas. Alsop recused herself from this vote as Stephen Griffin of Griffin & Furman is her brother. Pres. Davis made a motion to accept the CPA firm of Griffin & Furman for 2023, seconded by VP Mailhos, all present voting aye.
- Next scheduled Board meeting: Wednesday, February 7, 2024 @ 5:30 p.m.
- Community comments: Discussion about excessive noise around the complex. After notifying Etheridge about the noise, they will send a letter to the owner warning them of the violation. Various comments about the upcoming freezing weather. VP Mailhos agreed to contact Etheridge to send an email to all owners about how to protect your water from freezing.

Pres. Davis adjourned the meeting

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