

Spyglass Point Condominium Association of Pensacola, Inc.
Monthly Board Meeting December 14, 2023 @ 5:30 p.m., Downtown Pensacola Library

Minutes

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

Quorum established, Board members present: Pres. Davis, Treasurer Christie Alsop, Director Cliff Kirk, Director Fawn Chustz, Director David Mascarenhas. Absent: Vice-President Michelle Mailhos and Secretary Virginia Brown

Pres. Davis asked that the meeting be recorded.

Review minutes from monthly Board meeting on November 9, 2023 @ 5:30 p.m., minutes from Annual Owners meeting and minutes from special board meeting immediately following Annual Owners meeting. Treas. Alsop made a motion to approve the minutes, seconded by Dir. Chustz, all present voting aye.

- Housekeeping: The jeep that had been illegally parked @ L Bldg. has moved. L breezeway had grease stains on the walls. L-3 pressure washed and removed the stains. The bicycle rack has been installed at the pool and is ready for use.
- Financial update, Treas. Alsop: As of November 30, 2023 we have \$31,150.00 in the operating account, \$169,036 in reserves and \$373,443.00 in the contingency account. We have \$13,792.00 outstanding as of November 30, 2023 in accounts receivable.
- Update on construction projects, Treas. Alsop: We have a price to fix the ceilings @ Bldgs. M & F for \$850.00 by Parker Welding. They have finished the metal columns and the corner bracket project. Siding update: they are having to order more siding to finish Bldgs. I & K. Windows update: As of this meeting there have been 64 window packs installed with 22 more to be done as of Dec. 14 for a total of 86. The rest will have to be done into January, 2024. Screens have not been ordered. The window company initially had not given us a price for the screens. They now say they will be \$45.00/screen. Another company had given a price of \$15.00/screen. Treas. Alsop will be contacting them to see if they can still do the screens for \$15 and our window company is going to reevaluate if \$45/screen can be reduced.
- Update on fines for H-8 and J-4: H-8 is moving out. After discussing fining the homeowner for his tenant's violations, Dir. Mascarenhas made a motion to approve fining the owner for infractions that occurred on Dec. 2, and Dec. 3, 2023, seconded by Treas. Alsop, all present, with the exception of Dir. Chustz, who recused herself because she lives in the same building and has been involved with initiating the fines, voting aye. J-4 has been issued fines for 6 infractions for a total of \$600. The fines committee will meet via zoom on Dec. 19, 2023 to determine if the fines are appropriate. The owner of

J-4 is allowed to appeal to the committee at that time. The fines committee will consist of Bryan Hudson, Angela Holbrook and Joanna Hart.

- Update on outstanding issues with Etheridge and with the Board: We reviewed the list of outstanding issues with Etheridge and with the Board (See attached)
- Review of major accomplishments @ Spyglass in 2023 (See attached)
- Discussion about amending the by-laws in the future
- Discussion about camera usage, discussion tabled
- Discussion about which plan to go with new attorney: Treas. Alsop made a motion to approve Option 2 (see attached), Dir. Chustz seconded, all present voting aye.
- Discussion about the resignation of Dir. Chustz: A motion was made to replace Dir. Chustz with Trey Urquhart, seconded by Pres. Davis, all present voting aye.
- Date for next scheduled Board meeting is January 9, 2024
- Community comments: The owners of B-7 were present and asked that the wasp nests be checked Bldg. B

Pres. Davis adjourned the meeting