

Spyglass Point Condominium Association of Pensacola, Inc.
Monthly Board Meeting January 5, 2023, Downtown Pensacola Library

Minutes

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

Secretary Virginia Brown recording/will prepare minutes

Quorum Established - Board members present: President Allen Davis, Vice President Fawn Chustz, Secretary Virginia Brown, Treasurer Christina Alsop, Director Cliff Kirk, Director Trey Urquhart. Absent: Director David Mascarenhas

Review of previous meeting minutes for 12/8/2023 and 12/28/2023. President Davis makes a motion to approve the minutes, Secretary Brown seconds, approved by all present board members

New Business:

1. January 5, 2023 will be the last day for East Bay, our lawn service. Dreamscape Designs will begin February 1, 2023 and possibly a week earlier if necessary.
2. 2 votes on December 28, 2023. One vote was for having a compilation as opposed to a review or audit for 2022. This vote passed. The second vote was for a tax savings resolution. This vote did not pass.
3. Board Members signed Certificates agreeing that they have read the Articles of Incorporation, By-laws and Declaration of Covenants and agree to abide by them.
4. Minor issues from the recent freezing weather. Building K has an exposed water pipe. Director Kirk agrees to look it over and determine what needs to be done. Building L temporarily had a frozen meter, but Vice President Chustz and Nathan Swafford were able to resolve that.
5. Update on M&H: A discussion on various issues with M&H, including what the adjuster, Sedgwick's (representing the insurance company) responsibilities are and a suggestion that he do an inspection/walk around to see what has and has not been done. Also discussed were open permits with more still needing to be looked up. President Davis moved to table the discussion of M&H until all unanswered questions can be

addressed. A motion was made by Secretary Brown, seconded by Vice President Chustz, all present board members in favor.

6. Financial update: Reviewed financials for 2021 have been completed. Former Board President Martinez must sign off on these. She sent back questions, so the financials are delayed until she signs the required form. Treasurer Alsop is currently working on the financials for 2022. Treasurer Alsop said that as of December 31, 2022 we had \$117,295.00 in reserves and that reserves were underfunded in 2022 by \$4,950.00. Also, \$201,451.51 was spent out of reserves in 2022.
7. Waste Management: MDI was considered to replace Waste Management for less money. Waste Management was able to offer a new contract saving us approximately \$7,000.00 a year. A motion was made to accept the new contract from Waste Management by Secretary Brown, seconded by Vice President Chustz, all present in favor.
8. Pool Bathroom Renovation: Architect David Alsop has the plans for the pool restroom renovation ready to solicit bids.
9. Engineer's report: President Davis, Treasurer Alsop and Architect David Alsop have a meeting with the Engineer and a potential contractor for the necessary construction on Buildings B, F, M on January 11th at 11:00 am
10. General Maintenance progress: Director Kirk and Director Macarenhas have been doing fence repairs. Discussion about what needs to be done about Unit J-4.
11. Community Comments: A member asked if we knew what our insurance deductible is and was told we did not but would find out.
12. Schedule next Board meeting: Next Board Meeting to be held February 9, 2023, Pensacola Library, 239 N. Spring St., Pensacola, Fl 32503
13. Meeting adjourned: Director Kirk motions to adjourn, Vice President Chustz seconded, all present in favor.

Minutes submitted by Secretary Brown on 1/24/23