

Spyglass Point Condominium Association of Pensacola, Inc.

Minutes of Board Meeting for August 6, 2025

President Allen Davis called the meeting to order at 5:40, CDT. The meeting notice was posted Monday, 6/04/25. A quorum was established, and the following members were present:

Allen Davis	President
Michelle Milhous	Vice-President
Edith B. Kirk	Treasurer
Cliff Kirk	Secretary
Trey Urquhart	Director

Unit owners in attendance were Barry Boyd (B-6), Bob & Sandy Nicol (B-7), Martin & Ashley (Unit N-2), and Scott Stanley (Units O-1 & O-4).

Minutes from the May board meeting were not available at this time.

Financial statements for the month ended July 31, 2025, were not presented by the Treasurer. The following financial information was provided. Funds in the operating cash account was \$93,668; funds in the reserve accounts were \$247,723; and funds in the contingency accounts were \$373,713.

The three CDs matured on 7/29/25 through 8/01/25. All were renewed for 79 days and a fixed interest rate of 3.581%. Inquired of Melinda McGhee, our banker, if we could get a better rate from a money market account. Per Melinda, the CD rates are better.

General Housekeeping

I Building sprinkler issues are managed.

There was a water leak from C-6 down to C-2. Both are owner issues and are being managed.

Old Business

O-4 Lawsuit We are awaiting settlement terms from our attorney. Minutes from prior meeting need to be amended.

Pool Furniture Michelle has ordered two lounge chairs. Lights in the pool need repairs. Repairs are in process. Barry Boyd stated that the white pipe coming out of the ground on the west side of the pool has connection to water supply. If the pipe is removed, water will come out. Does this need further investigation?

Hurricane Shutters Going to allow cloth or aluminum purchased from vendor or owners' choice. How do we let owners know? Allen made a motion to table the issue one more month. Cliff 2d, motion carried.

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New Business

A/C Replacement to Unit B-5 – Currently there are conflicting reports regarding what is required for a new HVAC system for an upstairs unit. Owners of B-5 installed a new HVAC system in their unit. The installers ran a metal conduit up the outside of the building. Work is aesthetically unpleasant. The work was remediated to appear more aesthetically pleasing; However, do we want, potentially, the conduit from the HVAC running up the outside of the building for the sixty upstairs units? We had an independent HVAC technician come to the property to review the installation. The technician (Perdido) submitted a report of his thoughts and findings (a copy of the report is attached).

Option to go up inside of the building and would require ground floor unit owners' participation. It would involve COA financial participation. Existing pipe was ½ inch. Owner used ¾ inch pipe.

More information is needed before any decisions can be made. We need to issue guidelines to owners for new HVAC systems. Michelle will reach out to another HVAC company for a second opinion.

Unit B-8 Poly Pipe in ceiling Poly pipe caused a leak in the ceiling at unit B-8 and sheetrock was damaged and needed to be replaced. Since the poly pipe was supposed to have been removed, COA will assume payment for EPM to repair the sheetrock.

Unit N-1 Dryer Vent Existing dryer vent was improperly installed. Quote is \$400 to repair the vent pipe. COA will cover that cost and EPM will repair the sheetrock. Edith made motion for Edify to repair vent pipe at quoted price of \$400. Allen 2d. Motion passed unanimously.

Edith made a motion to for EPM to repair the sheetrock. Allen 2d. Motion passed unanimously.

Units I-7 and I-3 Complaints between both residents towards each other. Board action is to let them work out the issues on their own.

Buildings M and F an upcoming inspection on 8-13-25.

Unit N-2 Water issues EPM obtained quote from C Sharpe for \$9,693 to make significant repairs. Wood rot has allowed water to leak in the outdoor storage room. Allen wants to obtain additional estimates. Allen made motion to start repairs and obtain two additional quotes. Cliff 2d. Motion passed unanimously.

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President made a motion to adjourn the meeting at 6:44. Treasurer seconded the motion. Motion carried.

The next meeting scheduled will be held on September 3, 2025.

NOTE: West Florida Public Libraries or Escambia County do not sponsor this event.