

Spyglass Point Condominium Association of Pensacola, Inc.

Minutes of Board Meeting for July 9, 2025

President Allen Davis called the meeting to order at 5:39, CDT. The meeting notice was posted Monday, 7/07/25. 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

Scott Stanley, Units O-1 and O-4, was the sole owner in attendance. (The meeting was held at the Spyglass Point pool.)

Minutes from the April 9th meeting were reviewed. There was no discussion by the board, and Cliff Kirk made a motion to approve the minutes as presented; Allen Davis seconded the motion; and the motion passed unanimously.

Financial statements for the month ended June 30, 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.

Old Business

Unit J-7 continues to be seriously behind in their dues. Our attorney is collaborating with the owner to negotiate a workable repayment schedule. Payments for June and July were not made by the owner per the agreement. Owner is now in violation of the payment agreement and has waived foreclosure.

Continuing Education for Board Members has been completed.

Tree Removal @ F Building – A quote was obtained to remove a damaged tree in front of F building. The cost of the tree removal was \$1,600 and \$200 for the stump removal. A discussion ensued. Pres. made a motion to table the tree removal. Treasurer seconded the motion. Motion carried.

A second quote was obtained for the tree removal, and the total was \$1,775. Cliff Kirk made a motion to approve the second quote, Allen Davis seconded the motion, motion carried.

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New Business

A/C Replacement to Unit B-5 – The owners of unit B-5 replaced their A/C unit. Because of changes in Federal law, the piping currently in place was not adequate to service the unit, and new piping was run up the outside of B Building. The owner of B-5 was told by his vendor that piping up the outside of the building was the only way to install the equipment.

EPM consulted with another local A/C vendor who informed the Board that was not necessarily correct, and that there are alternatives. The Board would like more information to make an informed decision. A discussion ensued as to what steps to take. Follow up at next meeting.

Hurricane Shutters – Discussion was held regarding what hurricane shutters would be permissible according to our required, planned policy. Further discussion was scheduled for the next meeting.

Pool Furniture – Discussion was held about replacing two pool chaise lounges. Michelle has sourced two at Lowes. Edith Kirk made a motion to purchase two chaise lounges for the pool area from Lowes of Home Depot, along with a side table for approximately \$290. Allen Davis seconded the motion, motion carried.

Termite damage Unit N-2 – Wood rot was found by Florida Pest Control at Unit N-2. Allen Davis made a motion to request EPM determine the extent of the damage and make repairs immediately. We have a 90-day window on our warranty with the pest control company. Michelle Mailhos seconded the motion, and the motion carried.

President made a motion to adjourn the meeting at 6:02. Treasurer seconded the motion. Motion carried.

The next meeting scheduled will be held on August 6, 2025.

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