

Spyglass Point Condominium Association of Pensacola, Inc.
Board Meeting May 8, 2024 @ 5:30 p.m., Downtown Pensacola Library

Minutes

Meeting called to order @ 5:30 p.m.

President Allen Davis asked that the meeting be recorded

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

Review minutes from monthly board meeting on April 16, 2024. A motion was made to adopt the minutes. All present voting aye.

- Financial update, Pres. Davis: As of April 30, 2024 we have \$93,856.00 in the operating account; \$198,000 in reserves, including two \$50,000.00 c/d's; and \$367,000.00 in the contingency account. We moved \$11,000.00 from the contingency account to the operating account to cover expenses related to hurricane damage. We moved \$2,775.00 from reserves to the operating account to cover the down payment on the stairs @ F Bldg. and re-piping the pool house. We moved \$2,100.00 from the reserves to the operating account in May to cover the balance due on the stairs repair. We will be moving money from the contingency account to the operating account for the re-wiring of the attic fans as soon as we get a count on how many. One of our \$50,000.00 c/d's matured on May 8, with a discussion on renewing that for 180 days @ an interest rate of 4.7%. A motion was made to approve the renewal, all present voting aye. Our balance of \$367,000.00 in the contingency account is currently earning only 1%. A discussion about taking up to \$150,000 from that account to put in a 90 day c/d. A motion was made to approve up to \$150,000.00 from the contingency account, with Treas. Alsop being the deciding factor on how much. All present voting aye.
- J-4 unpaid fines and late fees and whether or not to proceed with a lien on the property: Since the unit is owned by a trust and not the tenant, who says he is unable to pay the fines and late fees due to a fixed income, a motion was made to put a lien on the property and therefore the trust is responsible and not the tenant. All present voting aye.
- F-2/F-4 stairs: The stairs have been installed and look good. We will address painting the rails at a later time.
- Attic fans: 7 units have been completed, Bldgs. C, A & P have half done. The electrician will be back to complete the remainder on May 23rd.

- Screens: We still have several owners that haven't picked up their screens. We will reschedule a day for these units to come and get theirs. C-4 needs Screens Plus to come and measure for the screens as the windows aren't the exact same size as the screens.
- Pet/Parking signs: All signs are in. VP Mailhos will paint the posts before attaching the signs. We will look into putting PVC pipe 6 inches up from the ground to prevent landscaping and pet mishaps that happen to the bottom of the posts at a later time.
- Pool closure/reopening: The pool is now open. We need to keep a daily log of the pool chemicals. We will coordinate with a volunteer that may be willing and capable of doing this.
- F-2 fence painting: This has been completed by Dir. Mascarenhas
- Painting of B-8 storage room door; N-2/N-6 balcony: These have been completed.
- Repair of fence at P-2; downspouts at Bldg. L and Bldg. B: Etheridge has taken care of these.
- Cancellation of community day: This has been canceled until further notice.
- Leaf pickup: Keith @ East Bay has done one pickup and will be doing 2 more. They are doing another one tomorrow. There are leaves under the fence on Scenic Hwy. that need to be removed.
-
- Housekeeping: Dir. Urquhart pressure washed around the pool area.
- Bldg. K erosion issues: We are waiting on a quote for the gutters. We will vote at the next meeting.
- K-5 rotting handrail: This has been completed
- K-2 fence repairs: Should be completed on May 9th.
- P-2 painting of previous fence board replacement: This has been completed.
- Pool landscaping: Treas. Alsop has done a beautiful job planting.
- Maintenance person retainer: Windy Carmickle from Etheridge is here to explain what other condominiums do. Other condominiums employ a maintenance person through Etheridge. There is someone Etheridge has employed at other condominiums and she will be contacting him for a quote. We will address this at a later time.

- Upcoming insurance quotes: Our insurance renewal is May 23rd. We are getting multiple quotes before renewal.
- Special meeting to review changes to the Declaration of Condominiums: This meeting is tentatively scheduled for May 22, 2024
- Comments: Dir. Kirk noted that Bldg. O has clothes and other items in the breezeway. Also, there is a smell emanating from O Bldg. Windy with Etheridge is going to look into this.
- Date for next scheduled board meeting: June 12, 2024
- Meeting is adjourned by Pres. Davis

***This event is not sponsored or endorsed by West Florida Public Libraries or Escambia County