

Spyglass Point Condominium Association of Pensacola, Inc.
Monthly Board Meeting April 20, 2023 @ 5:30, Downtown Pensacola Library

Minutes

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

Quorum established - Board Members present: Pres. Davis, Vice-President Fawn Chustz, Treasurer Christie Alsop, Secretary Virginia Brown, Directors Cliff Kirk, David Macarenhas and Trey Urquhart

Review previous minutes from March 9, 2023 meeting. Treas. Alsop makes a motion to adopt minutes, seconded by VP Chustz, all present voting aye.

- Update on restoration at Bldgs. F & M, along with various sidewalk repairs: Presentation by Charlie Tatum w/ AFS on the restoration.
- Leah w/ Fortress Construction was also supposed to give a presentation on their role assisting with AFS, however, she was unable to attend due to a family emergency. Mr. Tatum discussed how AFS and Fortress work in concert.
- Financials Update, Treas. Alsop: Balance sheet shows \$32,975.27 due reserve account due to the fact the reserves were underfunded for last year around \$7,200 and the previous board misspent \$30,000 by not having a line item listed so the money will be repaid to the reserve account as available
- April reserves transfer of \$9,166.67 has not been made. Operating account has approx. \$65,000, Contingency account has \$21,467. VP Chustz and Treas. Alsop agreed to contact the bank to remove reserve from the contingency account so as no future confusion.
- Our insurance renews in May. We are getting quotes from roughly 12 insurance companies.
- A motion was made to approve the restoration of M building by Fortress in the amount of \$23,745. The motion was seconded, all present voting aye.
- A motion was made to approve the restoration of M building by AFS in the amount of \$5,271.74. The motion was seconded, all present voting aye.

- Discussion on the repair for sidewalks: AFS has given a proposal to repair the sidewalk at the pool and the front of I building by injecting foam underneath in the amount of \$3,632. Fortress has given a proposal to rip out the sidewalks and pour new ones at the pool and the front of I building in the amount of \$11,635. Treas. Also stated that a proposal that was given last year from another contractor, Bryon Wilson, was for \$6,500. He was unable to update his proposal by this meeting so a motion was made to table the discussion until we get his current proposal. The motion was seconded, all present voting aye.
- Pool bathroom renovation: A motion was made to approve the proposal by Harlow Plumbing in the amount of \$3,200. The motion was seconded, all present voting aye. A motion was made to approve the proposal from Skyline Investment group in the amount of \$4,031.39. The motion was seconded, all present voting aye.
- Discussion about getting a hurricane preparedness team: Pres. Davis stated that we need a small group to evaluate and mitigate in case there is a hurricane. Possibly getting a contractor on retainer, as well. No motion was made. The discussion will be revisited at the May 11, 2023 meeting.
- General maintenance update: Dir. Kirk gave an update on the fence repairs. He and Dir. Macarenhas have completed many of the fences and continue repairs remaining to be fixed.
- Schedule next board meeting: Next meeting scheduled for Thursday, May 11, 2023 at Downtown Pensacola Library at 5:30 p.m.

President Davis made a motion to adjourn, the motion was seconded, all present voting aye