

**From:** [Gayle D. Connolly](#)  
**To:** [Gayle D. Connolly](#)  
**Subject:** November 7 Update  
**Date:** Tuesday, November 07, 2017 12:46:47 PM

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Good Morning All ~

It's been a little while, thank you for your patience!!!

We have been really busy on the mechanical/paperwork end of things lately - not exciting to report, just drudgery. But, we have had some good news and progress on site - so here you go:

Demo continues, with 900 complete shortly and 1000/1100 to follow. I'll be sending the walk-thru list as has been done for the proceeding units after I can complete 900s.

Most of you have received notice from the KACPOA regarding a special assessment (\$1,122.00, payable over four quarterly payments starting 12/31/17, ending 9/30/18) to obtain funds necessary to repair/maintain our Island after Harvey. We are researching the potential for your personal policies to have coverage for this assessment. It seems most Property (not TWIA) policies have some coverage included for catastrophe induced special assessments, but not all. Which means any help we may be able to offer may be limited as the answers will differ from policy to policy - however, we will still try.

You all need to check your **Property** coverage policies to see what they may have to say on the matter. Find the area in which this issue is presented in your policy and then contact your insurance. I would advise you to remember the default position of most Agents and Adjusters is often "No". Ask for specifics, ask for evidence and written exclusions. Let us know what you are hearing for good or bad - your differing results will coalesce into a specific set of questions to which we may be able to assist with answers that should prove generally applicable. We are aware that one argument being presented to owners is that this coverage only applies to the HOA - not the Island POA . I am not 100% certain I would take that at face value. Required membership in a managing authority with the power to special assess is required membership. Whether it's specific to your condos or your island shouldn't seem to make a difference to me. We'll work on it together until we have the right answers.

We have received what I consider a VERY preliminary report from the TWIA Engineers. It was just received this morning, so very little time has been afforded yet to really sift through the information. This is not receipt of the larger report, which will provide specific by building/by unit/by room recommendations. But it tells us we are closer and will give us some level of insight into what TWIA considers our forward plan. This now goes to the Building Consultants who will implement it into their Report - thus creating the MAP I keep promising is coming. I would anticipate another two weeks before we receive and process all of that information.

Deidra and Dale are working diligently to facilitate movement of these reports. I am in near constant contact with Deidra at all hours while she calmly but persistently attends to the many varied aspects of this process.

One of these is appliances, for which we have obtained non-specific informal authorization - but not formal. So, while I apologize for the delay in removal and storage of these items, we need to tread carefully. We have to be certain the funds and coverages are applied properly - and without

shutting the door to alternative resolutions should they prove necessary. We will keep you informed as we progress.

Roger continues with his projects - lights are done for now (until replacement). Removal of lava rock in flower beds continues. He is also now maintaining the pool.

Ernie continues to maintain the grounds - saving what can be saved, removing what cannot, maintaining grass, weed control, etc.

Richard Beck, Tom Geren, Bobby, Dale and I met with a group that included Representative Todd Hunter last week. He viewed the property, interiors and discussed concerns on: Coverages (specific to TWIA), canals (specific to what government entity is legally liable for them) and several other of the concerns we have all been discussing. He wishes to assure all of us that he will be absolutely certain to address any of the larger issues we may run into during the course of our rebuilding. He has asked us to keep him informed on not only our progress but on any situation in which we may not be receiving proper assistance and relief. We were very heartened by and grateful for his time, interest and sincere concern! We are NOT alone!

Some of you have mentioned that you hate to call or write because we must be so busy here and you hate to be a bother. Please do not think any such thing! If you have a question, it's important, period. Even if you've already asked but you're still not entirely clear. This is not a simple situation, new questions should pop up regularly - and my entire purpose in your world is to understand and resolve your concerns

And that is everything I can think of at the moment... need to head out and see if I can complete the 900 walk thru and see some of you on site today!

As always, if I've missed something important, please just let me know. Wishing you all a great day!

Best ~

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