

KACA Board Meeting
Conference Call
Wednesday October 11, 2017- **10:00AM**
Executive Session - **9:00 AM**

Final Meeting Minutes

Dial In - 1-712-832-8283

Conf Code - 594006

Host Code - 4187

Executive Session 9:00 AM - George, Charlie, Tom, Richard & MJ

I. Call to order – Richard Beck - 10:03 am

Attending were Charlie, George, Richard, Tom, MJ, Gayle, Deidra & Bobby.

II. Property Manager's Report / Harvey Recovery Update - Gayle Connolly

Biggest issue is canal dredging and the possibility of the danger and risk from debris in canals. We need to find a way to get insurance to cover dredging. We were hoping flood would cover, best way to get coverage is wind. Our debris from our units might be covered. Tom would like to have more conversation w/ KACPOA and that FEMA might still come through on the dredging. Gayle thinks we could create a pathway to get this as a covered peril. We do need to make our canals safe. New adjuster. Pool was a nightmare, but now resolved. Expecting the engineer report from TWIA's adjuster within a week. Faux wood flooring has now been approved for demo. All floors except tile will be replaced if damaged, and ok to pull it all even it's only one room was damaged in order to coordinate a finished uniform look for the unit.

Gayle has been concerned about the structure of several units that she feels should be totaled but are in limbo until the final report is received. She expects to see some structural demos that are not apparent which will impact claims for some units. She is going to get an inexpensive temporary shed. She should finish her walk through today and communicate with the owners at that time per Richard.

III. Crossroads Update - Dale / Deidra

Deidra talked to TWIA adjuster, he said it was in the works and he didn't know why it was delayed. He thought he got it all submitted. But it hadn't been submitted after all, new adjuster had not gotten the advance taken care of,

Deidre said this is now urgent. We need to focus on this payment and off the record he said he would request a \$1million advance in 7-10 days, he requested it be fast tracked and overnighted. Deidra is sending formal request via em to this effect. Adjuster asked her to confirm how the ck should be styled per the policy and where it should be sent.

Floorplans received and statement of original contents of each of the units. Regarding debris in canal we need to dredge the canal and we need to dredge canals to overcome the potential for danger of debris in canal. Board discussed the comments in the KACPOA newsletter.

She is back in Houston working on her estimates, continuing to communicate w/ Bobby & Gayle. Tom confirmed that she had made notes in her original inspections and wanted to confirm that her reports would be updated on the second round of inspections and demos. She confirmed she would be updating her records along the way. She will review and update as needed. More items will be changed to remove and replace due to damage, mold, ceiling fans warping etc., Tom asked if these changes impact the ability to submit claim prior to final inspection. Deidra shared that she will submit initial scope & reports for a baseline and as changes or revisions happen and the estimates are updated. For now she is dealing with interiors but also exteriors at the same time. We will have a base answer in 6 wks, but we will continue to have revisions for many months to come. This is just a starting place to begin negotiation.

Deidra will provide a code for the board to review the final presentation. This will be for board eyes only.

IV. Roadrunner Update - Bobby Daniel

- a. If chimneys removed, will we remove the chimney casing on the decks? **Yes**
- b. Will bldg code allow piling and chain deck restraints? **Don't know yet**

They are through 500, 600 buttoned up today, 700 by tomorrow and into 1200 by Friday. They expect a bit of a battle on what type of restraints are needed on both lower and upper decks. He does not know of the current railings will pass inspection. The chimney casings will be removed assuming the fireplace survey is approved by 50% of the owners. In interiors owners can opt to maintain their bump outs and install electric logs if desired.

On the appliance review they will assess which appliances are a total loss, evaluating others will take a little longer. They won't waste time and expense inspecting appliances that are obviously not salvageable.

V. Financials - Tom Geren

Reviewed operating funds and explained current situation. Cash flow continues to be an issue until we get the advance insurance payment.

VI. Architectural Committee - Charlie

- a. Establish a painting sub-committee
- b. Process for preselection of sub-committee and board approval

Richard suggested we speak to Richard at Sherwin Williams regarding paint, Bobby had recommended we use SW 's highest commercial grade. Brian Narvid, Richard Covington, Kaye Beck to serve w/ Charlie and MJ on the subcommittee. Charlie has picked up swatches to start discussion. Richard suggested we look

VII. Owner Communication - Richard

- a. Discuss Feedback from R. Covington
- b. KACPOA Board Meeting

We need copies of their articles of incorporation, by-laws and declaration that created the relationship to assess what their duties are to us and vice versa. A special assessment was voted on without a budget in place. We need to see what the budget was the hurricane was for the common areas and shoreline erosion. Per Richard there are grants and GLO funds available for shoreline erosion. Per Gayle we must have their budget for the assessment. They are bound by laws that says they can have a slush fund but not a large reserve fund that is not allocated to a specific project. We need this to justify to the owners that the assessment is legitimate and our owners should pay it. Richard is going to reach out to the board president and Gayle to investigate further.

Reviewed feedback from D. Covington's em. Board agreed to place signs for Danger Construction, No Trespassing around the property. Per Gayle we need a new engineer's report that would provide a new scope for the bulkhead project, the old report is no longer valid due to impact of Harvey. A new report is needed before we can move forward. All other points have been addressed or are being addressed.

VIII. Communication Efforts - Mary Jo Lyons

- a. Meeting Minutes
- b. Survey Results / Wish list Items
 - i. Boat Trailer Parking
 - ii. Universal solution for cable & internet

MJ shared that primary feedback from owners was re: boat storage and providing a uniform cable & Internet option at time of rebuild. Discussed feasibility of having a central

solution for cable & internet. Charlie asked if we could have one super dish for each building or for the complex. An engineered TV antenna solution was part of the original property that served the entire complex.

MJ shared survey results and said that comments indicate we should have trailer parking solution in place before project is complete. Richard asked Charlie to check into solutions.

VII. Board - Q & A

VIII. Adjourn – Meeting adjourned at 11:52

Submitted - Mary Jo Lyons, KACA Board Secretary - Oct 11, 2017

Approved - Richard Beck, President - Oct 18, 2017