

**KACA Board Meeting**  
Conference Call  
Wednesday October 18, 2017

**Final Meeting Minutes**

Attending - Gayle, Bobby, George, Deidra, Tom, Charlie, Richard

**I. Call to order – Richard Beck 10:16 am**

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

Requested governing docs & budget for the Island. This is being worked on. Pool cleaning in progress. Bobby to make adjustments in electrical and will set up a way to fill pool from sprinkler system. Currently using main water supply which won’t be a long term option. We currently have 3 water supplies, the only way to shut off garbage is to shut off main water supply. Thus we need to maintain the pool through the sprinkler line. In order to remove garbage we have to turn off main water. Bobby will help crew if needed.

Adjusters are working on their reports. Expect to start on exterior mid- Nov. Gayle working w/ vendors, treasurer & CPA to monitor spending and cash flow. Owner communication is constant. Physical interior and exterior inspections are occurring daily, reports being generated and utilized by owners, inspectors, contractors and adjusters.

**III. Crossroads Update - Dale / Deidra**

Deidra working on her report. Dale, Gayle and Bobby will take parts of her estimate, walk it and make adjustments as needed. ie., finding mold on the back of many cabinets which require remove & replace. As things come to light changes created. Everyone is working together as a team and it’s going smoothly. She has been contacting adjuster for payment of advance. Looking for the report from the insurer’s engineer. Efforts continue. Handling personal issue for owners as they come up. Cause of fire is officially undetermined, but opinion was it was the plug in the bottom unit but this was not official and not completely determinable. If root cause was determinable we would be able to charge the deductible to one specific unit but won’t be able to due to “undeterminable” cause. We don’t know claim amount for fire yet. Adjuster to rely heavily on our estimate for the storm damage repairs. Building 7 is a priority due to the fire claim.

**IV. Roadrunner Update - Bobby Daniel**

Team had good things to say about the care being taken by the demo crew. Now in 1200 & 1400 bldg, expect to be in 800 on Monday. Approach is fairly routine at this point. Estimates for repair are very detailed, for 1 bldg it's 100+ pages. Moving along. Most are almost full demos. LHK that 50+% of owners agree to removal of chimneys and fireplaces. Only one owner has failed to provide written agreement for demo.

**V. Financials - Tom Geren**

a. Insurance Claim Advancement

Ck has been cut but not received, expected this week. Discussed cash flow and priorities for bill paying. The Fire & Hurricane damage has been a cash drain on resources.

**VI. Architectural Committee - Charlie**

Reviewing Sherwin Williams color brochures. He will speak w/ Bobby today while on property to focus efforts on ultimate product and timing needed. LHK that many owners have suggested replacing roofs with metal asked about feasibility of this. He explained that option is much more expensive. Any additional funds for roof replacement needs to be the design & fabrication of the flat roofs. Will discuss with his roofers and framers to determine best design; may need to be reconfigured. It's not a visual or aesthetic change that needs owner's approval more of a drainage design change. We also need to address design of AC Drainage, ductwork and dryer vents. These are critical adjustments needed to reduce risk, expense and update to current standards.

**VII. Communication Efforts - Mary Jo Lyons**

Website now has photos, Gayle to forward photos directly to Rockport Websites for posting. Will remind owners in her updates to ck website for photo updates.

**VII. Board - Q & A**

No further questions, No new business.

**VIII. Meeting Adjourned @ 11:22 AM**

**Submitted - Mary Jo Lyons, Board Secretary 10/18/17**

**Approved - Richard Beck, Board President 10/18/17**