

KACA Board Meeting
Conference Call
Wednesday October 25, 2017- **10:00AM**
Final Meeting Minutes

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

I. Call to order – Richard Beck 10:00am

KACPOA Assessment Update - We asked them for documents to review, a budget for the assessment, copies of declaration and a copy of what we signed at closing stating what our real relationship is and what our legal obligation is to them. Charlie suggested that the other condo HOAs on KA would have similar concerns. Board agreed we have a fiduciary responsibility to our owners. We as owners belong to both homeowners association. We were told they are working on getting to us. Board intends to discuss further before providing response to our owners.

II. Property Manager's Report / Harvey Recovery Update - Gayle Connolly
Work continues, no updates, no changes . Gayle did get the first full report listing all appliances on site and short list of appliances that were not salvageable. They did not expect that too many others would be added. The houseboat was moved this weekend by GLO. Still in 1200, 1400 & 800. 12 & 14 completed today. Moving into 900 by Monday. Now at 100% approval for demo . On an avg 35 people on demo crews per day.

III. Crossroads Update - Dale / Deidra

Deidra continues work on her report. No real updates. She asked for reports from the engineers. We should expect a large check for the undisputed amount of the claim. This should be received engineer's report received. Mike Pearson (KACA Adjuster) also waiting on these reports to complete his estimate and property report. Charlie acknowledged it would be hard for Bobby to determine how they need to move forward without the engineer's report. Bobby asked Deidra if they were planning to do a walk thru with the engineer and adjuster before the report was finalized. Bobby was concerned that he was not able to see everything and that it would benefit us to have Bobby do a walk thru with them. Gayle stressed we needed this to happen asap to ensure efficient use of our crews. They are trying to balance current pace of demo work, with expected timeline of ins company reports and what is needed before moving forward to next

phase. Gayle asked if she should step in and contact the ins adjuster. Deidre said she would see what his response is today and will let Gayle know if she needs to intervene. Deidre is pretty confident that we will get the report in time to keep the crews moving productively. She will request a preliminary report if needed so we have some agreed on information to work with.

Gayle asked about how we are doing on our flood report. She wants to be able to address individual flood claims and erosion issues. Gayle asked for clarification on debris removal due to the flood situation and feels there should be some level of coverage available from our flood policy for this. Deidra thinks we have to have proof of protection being triggered by the policy and that has not been determined. We do have some coverage on debris removal from the windstorm but this will be eaten up with other expenses.

IV. Roadrunner Update - Bobby Daniel

For Bobby the most important issue was structural integrity of the units they are working in. They are in 800, by next week expect to move into 900. Tom asked if we need to have permits and plans before starting? Bobby agreed that was the process. They will start w/ shoring up the exterior. The goal was to get new roofs covered and then do a total replacement due to compromised structural integrity from lifting and possible appearance of patching. Group in agreement. Goal is replacement if at all possible. Gayle asked where we would start. They will start with roof and siding depending on level of damage building by building. Deidra asked where we stand on mechanicals. Bobby said he was hoping to get the engineer's report before moving forward to know what was covered. Gayle confirmed that we would have different crews attacking different projects at the same time. Bobby asked what shingles we want to move forward with. Gayle suggested we change to architectural multi dimensional shingles if possible. Board asked for clarification on this, several board members suggested that in their experience this type of shingle was more expensive but didn't provide better protection from storm damage. Bobby provided a final recommendation that this was the best type to move forward with based on our budget.

V. Financials - Tom Geren

Tom provided current numbers, itemized bills paid and

those outstanding, including repaying line of credit and isolating the assessment money received ytd. Roadrunner said they understand the limitations of our cash flow and will bill accordingly.

VI. Architectural Committee - Charlie

Charlie met w/ Bobby regarding timing of decision and to get his reco on what brand of paint. Sherwin Williams was recommended due to price and quality. . Critical question was what type of siding we could replace with. Will need the final insurance report to determine if coverage is for replace or repair. He will be emailing the four people identified for the paint sub-committee to decide on date for a conf call to begin discussions. (Charlie Adams, Mary Jo Lyons, Richard Covington, Brian Narvid & Kaye Beck) . Insurance pays for 1 coat of primer and 2 coats of paint.

VII. Communication Efforts - Mary Jo Lyons

Let Gayle know that the wish list with owners comments from the survey was available on GDocs for her to review with Bobby during meetings w/ Ind owners.

Boat Parking issue still remains unsolved. Board members have talked to police, navigation district, marina and several boat barns, no one is interested in solving this or dealing with short term boat trailer parking due to past bad experiences.

VII. Board - Q & A

Discussed the KACPOA assessment and how we wanted to respond. Board agreed that all owners were encouraged to take complaints or concerns directly to the KACPOA president. Richard stated that the KACA has a fiduciary responsibility to explore this and determine what legal leg they have to pass this assessment as stated without a budget specifying its purpose. We have requested the necessary documents and will explore and request our lawyer's input before agreeing that the assessment is binding to our owners. Board agreed to this approach.

VIII. Adjourned 10:15 AM

Submitted for Approval - MJL 10/31/17
Approval Rcvd - RB 11/1/17