

**KACA Board Meeting**  
Conference Call  
Wednesday November 1, , 2017- **10:00AM**  
**Final Meeting Minutes**

In attendance - Bobby, Dale, Gayle, Mary Jo, George, Charlie, Richard

**I. Call to order – Richard Beck 10:15 AM**

a. Meeting w/ Todd Hunter (Update)

Concerns expressed about canals and bulkheads and if there was any assistance available from the state, also issues w/ TWIA. Todd brought a consultant that was a TWIA Independent contractor assisting people having trouble w/ TWIA claims. He is tuned in to Tx Dept Of Ins. Per Gayle no one seems to know what Gov Agency is actually responsible for the canals. He seemed interested in figuring out who was ultimately responsible. Todd seemed to be leaning that the bulkheads were part of the structure. Crossroads did not think this was the case. Agreed that a claim this size doesn't get handled in 60 days. Tom suggested that canals are tidal waters and not owned by anyone, Todd seemed to agree with this premise. Another meeting w/ Todd to be held on Friday w/ KACOPA, Gayle and Tom to attend the meeting on behalf of KACA.

b. Elevation Requirements

Expect to learn more about this at Friday's meeting w/ Todd Hunter. We expect the new windstorm / flood standards apply to houses that have to be completely demo'd and not to all properties.

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

a. Found Film Reel referencing KAC

No one has claimed it. Gayle to send to Legacy Box and for transfer to thumb drive. Budget and Governing Docs for the Island now available. Gayle to pick these up from Luce. 1200 & 1400 Blds. are done w/ demo, 800 done, 900 in progress. 1000 to start next week. Engineering report should be available soon and that is when things start to role. Gayle does not expect that there will be significant differences but Bobby and Dale are not as optimistic and expect push back may be required. Don't encourage rushing the process.

Gayle is concerned about delay. Dale indicated this was not unusual and to expect delays. Bobby said he expects that there will be some buildings that we can agree on and the construction crew can start there. Gayle wants to ensure crews are not idle.

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

We are in the hurry up and wait mode. Per Dale more than likely will have to hire our own engineer. First step mostly paperwork reviewing reports before any real action starts. Goal is keep moving but we won't move until agreement is met w/ Engineer's report. Dale is not ready to let us know what the challenges will be until we get the engineer's report and we have something to react to. Dales says that the longer he takes might work to our favor because more detail is better for us. Richard agreed that it should serve us well to be patient and wait on their timeline. If we use our connection to Todd Hunter the right way we will get a more from him and not risk jeopardizing our interest in the engineer's report.

**IV. Roadrunner Update - Bobby Daniel**

Bobby stated we are ahead of the game compared to other Harvey projects in progress. Bobby expects that the Engineer is waiting on info from others to move forward with his report and not delaying on purpose. Bobby ensured us that his first priority is our project and we won't be caught in a holdup pattern if report is delayed. Richard asked if we should expect sections left after initial demo are not an indication that these are solid and to remain. Bobby said not at all, to expect further demo to be needed as part of the next phase. Example: Bathrooms will be revisited as part of phase 2 of demos.

**V. Financials - Tom Geren - Nothing to report**

**VI. Architectural Committee - Charlie**

Moving forward w/ Paint sub-committee, rcvd initial suggestions, first call scheduled for next week.

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

a. Survey Results

Shared results of survey. Majority of owners looking for solution to boat trailer parking; suggested the board continue working to address this. Majority of owners are ok with repurposing the tennis courts but we have to wait until the budget for the project is received to determine what funds, if any, are available. Will table the discussion until we know more.

**VII. Board - Q & A**

Agreed mtngs to be every other week going forward. 11/15 next meeting.

**VIII. Adjourn 11:18 AM**

Minutes submitted for approval - MJL 11/1/17

**Minutes approved - RB 11/1/17**