

KACA Board Meeting
Conference Call
Wednesday November 29 , 2017- **10:00AM**

Final Meeting Minutes

Attending: Tom Geren, Gayle Connolly, George Krapfel, Mary Jo Lyons, Charles Adams, Bobby Daniel, Deidra Muchmore

- I. Call to order – Richard Beck**
(Richard absent, meeting called to order at 10:05 am)

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

As as of today the initial demos will be complete, a few bathrooms are left and they have gone back and removed additional flooring. Gayle was surprised to find that some areas where tile was actually affected and is needing to be removed. Especially true where there are concrete subfloors. The big push now is working with the inspectors. She talked w/ Deidra and agreed to follow up with the engineer inspectors via email. We are still waiting on a denial letter regarding the appliances so that we can respond to it and understand the basis of the denial. Email sent to Joel, desk claims manager, requesting updates. The AC units will be inspected this week by a licensed AC technician, a mechanical visual check. If the units moved or if they sat in water or if the duct work was ruined by water they should result in complete destruction. They are still on track with their original timeline but they are needing to get more timely responses from adjusters and inspectors to stay on track.

They are meeting with the building consultants on Thursday. Plan is to get a larger scope in the report to start with, resulting in less to argue about. We can’t start framing yet because we don’t know how far back they are going to let us go. Everything is attached to something else so it’s hard to move forward without the final report.

Gayle has sent an em to Royal to asked what the timeline would be for removal of the appliances. Hope to have a date for removal shortly. Gayle is also working on an updated inventory of appliances. Gayle feels that TWIA is responsible for any losses due to their delay in addressing the issue.

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

She wants to address the AC units. The consultants did not establish anything regarding the ACs during their inspection. We are thus bringing in our own AC inspector to insure we get what we need in the claim. She wants to make sure they are including that all flat roofs need to be replaced as well as details on how much siding needs to be replaced. She wants to make sure they address the mechanicals and electricals as well. It was not practical to maintain electric after the storm and thus we suffered further deterioration in the units as a result. Many owners disconnected their power.

They want to have a clear picture of the budget to start work. They are beginning to press on timeframes as well. Deidra is stressing delays are beginning to be an issue. We are not slowing our schedule yet but we are beginning to have arguments that are baseless. The statements they are making are simply delay tactics. Deidra says this is common in this process. She does not believe that Joel, the desk adjuster, is experienced in losses of this size, based on her experience in dealing with him. They are also working with Mike a contracted field adjuster. They have requested a response by Friday or will plan to escalate the concerns up the food chain.

Gayle is planning to respond and say that if they don't get a timely response they will reach out to State Representative Todd Hunter who has asked previously to be kept in the loop if we have trouble getting what we need. Discussion had on getting the agent involved to assist us in getting action on the claim. Although we understand that they agents ability to influence the process is limited since we are working with a public adjuster.

Tom shared that GSM told us earlier in the year and that when they went out for renewal they would look at other insurers for windstorm. However we were rejected by the other carriers due to age of the property so we were left with TWIA. We have been diplomatic so far but now we are at a point where we are having to escalate the conversation to get the needed action. They will begin delicately hammering the adjusters for a response.

IV. Roadrunner Update - **Bobby Daniel**

Tom asked if they could move forward with removal of the fireplaces during this downtime. This will show progress to owners who are on sight. Bobby agreed this would be a good use of the crew and begin working on his. The

flooring that is being removed in the second phase of demo is the glued down vinyl planking. If additional demo reports are needed for owners Gayle will provide.

V. Financials - Tom Geren

He sent out his latest report to the board via email. Provided an update on current balances. We have spent over \$500k on hurricane related expenses. We are going to have to address the maintenance shed and replumbing the pool before long. Storage shed is a priority as some of the few tools we have replaced have already been stolen. Gayle feels that some appliances have even been stolen. The Island security is not deterring theft on the property. They were waiting on filing the police report and getting the necessary permits to rebuild the shed. A small shed should cost less than \$500 and will be placed by the 100 unit. Board provided approval to move forward with purchase of smaller shed for now. Suggested using cameras as a possible additional deterrent if feasible.

Tom concerned about losses not covered and having enough funds to cover. At the next owners meeting Tom is going to suggest to all owners that they add condo assessment coverage on all personal property ins.

Some owners are sending the checks to us that should be sent to KACPOA. Tom is telling J&C to return the checks to the owners and have them pay the association directly rather than have J&C forward the checks. He wants to ensure that owners understand they are two separate associations.

VI. Architectural Committee - Charlie

We are still set to meet on 12/9. A color consultant from Sherwin Williams will join us. Still working on location for the meeting.

VII. Communication Efforts - Mary Jo Lyons

Need to provide a survey for the owner's meeting and catch up posting all recent docs to the website. Will make this a priority.

VII. Board - Q & A

Several conflicts on 12/13, pushed next meeting to 12/20 @ 10:00AM.

VIII. Meeting Adjourned @ 11:11 AM.

Sent for Approval - Mary Jo Lyons, Board Secretary 11.29.17

Approved - Richard Beck, Board President 11.29.17 (and Tom Geren, Treasurer)