

KACA Board Meeting
Conference Call
Wednesday January 10, 2018- **10:00AM**

Meeting Minutes - Final (approved)

Richard, Tom, Deidre, George, Bobby, Mary Jo, Charlie, Gayle - attending

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

Richard meeting with all of the HOA presidents on Feb 10th

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

a. Owner Communication, complaints, concerns etc.,

Gayle shared concerns about individual owners sending emails to multiple owners with negative comments designed to stir up trouble regarding the boards efforts around the reconstruction effort. It was clear they had not read much of the ongoing updates that have been provided. Gayle asked for authorization to respond more directly and request they stop sending mass emails. Board agreed and said if they have concerns to direct them directly to the board. Richard agreed to reach out directly if this continues to be an issue.

Gayle says they expect to start scheduling individual meetings with owners for March. Website should be up soon for individual selections. This should give owners something to focus on for their own individual units.

b. Meeting with Appraisal District

Meeting went well. Gayle received email from an owner who works for another appraisal district providing suggestions on how to get the appraisals as low as possible, which helped in their efforts. Aransas County Appraisal District seems to be working fairly with owners in this regard. For 2018 there will be some level of adjustments for tax purposes. Board agreed to leave up to individual owners to negotiate based on their own situation. Richard spoke with the Rockport Mayor, asking him to attend the meeting. He did. Richard sending a thank you.

Construction permit to rebuild complex to be received this week. (received).

III. Crossroads Update - Dale / Deidra

In process of going through buildings, noting what’s different in the insurance estimates compared to their scope of work. They are compiling a report to send to TWIA on the things that we need addressed. The scope is a moving target. Sliding glass doors need to be replaced. We have 9 ft headers which are no longer to code. In order to keep close to the architectural style we have, plan is to replace with french doors in the middle and plate glass windows on either side. This will reduce the amount spent on re-engineering the structure and long term maintenance cost. We are not losing any daylight, opening will actually be wider and more convenient for owners. Windows have to be impact resistant and they are in the process of deciding if they will replace all windows or just damaged ones. These are code enforcement issues. Gayle asked if we should use code changes as leverage in this discussion. Deidre said they plan to address the code stuff later and not plan to hit TWIA with too much all at once. Structures in some area are sagging and replacing will help shore this up. Consensus is that they will replace all, still need to confirm.

She emailed Joel, the desk adjuster, they have 5 layers of roofing on the current flat roofs, this requires extra expense to remove, need to adjust payout accordingly. Asked if they wanted to come inspect the roofs themselves or would they take our roof inspection results. If they wanted to inspect they had limited time because roof repair is slated to start in about 10 days.

She is consulting with an attorney to get input on canals, fire claim issues as well as appliances. She should have something by EOW on the fire regarding their initial offer. She needs to follow up with flood adjuster and then provide an update. Roof cost will be ~\$370k to replace all roofs with improved design. We have enough to cover but expect to get even more which will provide a buffer. Gayle asked Deidre if we could use code enforcement to help our cause with the AC issue. They expect to get a lot more of the ACs covered, right now they are agreeing to cover ~25 of the units. We don't know whose units are being covered. The report was not clear.

IV. Roadrunner Update - Bobby Daniel

a. Website Status

Coming soon, they are working with Gayle on the preliminary shell.

b. Building Permits - Status Update

Meeting yesterday with permitting department, they think they have a reasonable way to comply with the elevation issue. He feels they can meet the less than 50% damage requirement and we should get the overall general permit by next week. The city of Rockport is at 7.5 ' and FEMA is recommending 7' regarding the elevation requirement. Roadrunner is providing an estimate for the entire HOA project that comes in under 50% of the appraised value of the property. This allows us to get the necessary permit. Discussion on whether we needed permits from Key Allegro Canal and Property Owners Association (KACPOA). Tom said that according to Article 10 of the KACPOA bylaws we are not subject to permitting requirements of the KACPOA. Roof repairs starting soon. Facia will need to be replaced first as it is not the proper width to accept the new Hardee planks. Using a TPO roof system on the flat roofs, avoids seams and corners where water can penetrate. The roofs are rated for the new wind codes. This will meet the volunteer wind codes that require higher standards. There are 5 buildings where we can start on roofs including: 200, 300, 500, & 1200.

V. Financials - Tom Geren

We are mid month which makes it a challenge to see exactly where we are. Reviewed current balances. Needed to provide operating funds to Roadrunner & Crossroads. Still working on collecting special assessment. We are short ~\$32,000. Discussion on whether we should start work on the bulkheads. Since the money is available Gayle is going to ask the vendors to shore up their estimates and sees no reason we shouldn't move forward with repairs. It's better to do them during low tide season as discussed earlier. Another reason to move forward is to avoid further construction projects once the owners are allowed to move back in. Board agreed. Tom to start working with the attorney on collection efforts for those behind on dues and assessment.

VI. Architectural Committee - Charlie

- a. Paint Sub Committee Update
- b. SW Color Renderings – Status Update
- c. Color Boards – Status, ETA

Gayle is going to take pictures of complex and get them over to Sherwin Williams for the renderings. Pictures should be provided today or tomorrow. From there we will determine if we need to make a change to one of the selections. Group is concerned that one of the color choices won't work well with the Gray Shingle decision. May need to revise that selection. Charlie to work with the committee on this. Asked Gayle not to disclose the color options to owners until we got the color renderings back from SW.

VII. Communication Efforts - Mary Jo Lyons

- a. Website Updates Posted

Board is placing the elevation certificates on the websites for owners to access their building permits for use in renewal of their own ind flood policies.

- b. Survey Results

7 received so far, all in favor of color board approach to choose colors

VII. Board - Discussion Topics

- a. Siding Update – Inform or Vote Needed
- b. Roofing – Inform or Vote Needed
- c. Owner's Meeting – Is it necessary

Gayle spoke with the HOA's attorney's regarding interpretation of the declaration and what changes the board had authority to make and which changes needed an owner vote. Their opinion is that under section 3.8 of the declaration regarding a catastrophic event we don't have to request a vote.. It's 100% the board's responsibility to move forward with the rebuild and not obligated to get owner input. Confirmed owners Meeting set for March 10th @ 10:00AM. Gayle to ck to see if Allegro House is available.

VIII. Adjourn 11:25 AM

Next board meeting - Wed Jan 24th 10:00 AM