

KACA Board Meeting
Conference Call
Wednesday, January 24, 2018- **10:00AM**

Meeting Minutes Final

- I. Call to order – **Richard Beck** - 10:05
- II. Property Manager’s Report / Harvey Recovery Update - **Gayle Connolly**
 - a. New Maintenance Shed

Gayle tasked Roger with getting a temporary shed and having delivered ASAP. Tool theft is a concern. Working on pricing on a permanent option along with other non covered perils from the storm that are part of the common elements. Temp shed to be sold once permanent one installed.
 - b. Pool Plumbing

Discussed current status, fencing, options for control. Board agreed that they would prefer a key fob system to provide tighter controls if affordable. Gayle reported that they are not able to keep it up to swim standards in the short term, maintaining to minimize damage. Board is aware. Gayle to provide update to Board shortly so that they can vote and have a plan of action prior to the March 10th meeting.
 - c. Bulkhead Repairs

Per Gayle, estimate numbers are essentially the same as pre-harvey bids with a few minor exceptions, and very close to assessment amount. ~\$144k has been collected of the \$170k assessed. A portion of the project is the walkways. Discussion on pros / cons of replacing walkways. Could consider doing this work in phases. Bulkhead will be wider, walkways may not be needed. Original bid did not cover replacement of the finger piers. Finger piers will be part of the board discussion on non-covered perils. We will have to prioritize these items based on available funding.
 - d. Appliance Update

All appliances removed except buildings 10 & 11, those should go tomorrow. Being unpacked, cleaned & checked. Legal opinion supports our point of view that all appliances should be covered as part of the claim. This provides additional support for our cause. Appliances have continued to deteriorate while the insurance company debated. We feel our position is strong but still negotiating. Deidre let them know that appliances were removed by a professional and that we will be back in touch with a report as to condition. They are available for inspection if needed.
 - e. Excessive Water Bill

Discussed and resolved to board satisfaction. Billing delayed by the city due to storm, charges were fire related for the most part and determined to not be excessive. Main water account has been cancelled but we will a small monthly bill due to the sprinkler system lines that are still being used.

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

a. Fire Claim Update

Deidra had been promised a copy of the estimate from the ins carrier. Expected by end of week. She will follow up with Gayle on the amount of the initial reserve and the maximum claim amount. They had an agreed upon scope at time of the walk. This policy pays to put property back to condition at time of sale vs time of event.

She is excited about the canals due to documentation that states that the owner of the property is responsible for the canal and if we do get FEMA to cover this expense we may not have to use our funds (legitimately due the association) and we can redeploy elsewhere such as siding expense or other non covered perils. Deidre is pushing for replacement of both external AC units and ductwork however still negotiating with carrier.

IV. Roadrunner Update - **Bobby Daniel**

Progress being made on roofing. They have started replacing fascia boards on buildings 1- 3, roofs started on 1 & 2, shingles on 1 and moving to 2 tomorrow. Framers starting tomorrow on 7 & 8.

- a. Individual Owner Request for Plumbing & Electrical Changes - Timing
- b. Change requests- electrical outlets, thermostats, etc.,
- c. Website Status (Builder's Trend)

Stephanie joined the call, she is the construction supervisor and responsible for the Builder's Trend website. Her goal is to hear from owners with their wish list of changes once the website is up. She will be open for business to accept these shortly. Bobby will have Electricians and Plumbers available to address owner issues individually as we progress through the project.. They are still going through units to determine which units have counter tops that may be salvageable.

She shared that on the website her goal is to provide enough options to get homes back to where they were before the storm. They should have enough options where owners can find something they love but not so many options that they become overwhelmed. Once owners have identified their top choices she hopes to bring the samples to the meeting in March for owners to touch and feel. Since we do not currently have a budget by unit each selection will be provided by broader price point categories, such as A,B & C. This is based on the condition of the units that was observed at the time of the storm. Pictures were taken of each unit prior to demo. For example, those who had very few upgrades get to choose from level C items, those with top of the line upgrades can choose from any of the levels. For now each choice is by category and not by budget which allows owners to begin making choices. By the time they get to implementation they will have specific budgets to work with per unit. Ultimate goal is to see what products are available, rather than have owners source items on their own. This gives her a starting point on what people want. It will be a revolving process. Board agreed that owner questions will be directed back to Stephanie.

Board discussed communication process. Agreed they wanted to fully understand the communication plan prior to release to owners so they could field any comments or concerns. Richard agreed. Stephanie to provide Board with their logins first so they can test the site. Once we are ready to go live the communication will come from Gayle. It is an individual website. Owners will see individual photo layouts of their unit. They will get individual logins via email along with an intro letter on how to use it.

Smoke Detectors will need to be hard wired in all rooms as part of code enforcement. This will be part of the ins claim since it's a code improvement, much like the improvements to the firewall needed between the buildings. Gayles asked for clarification on the amount of code upgrade coverage we have as she is concerned we could easily hit this amount.

V. Financials - Tom Geren

- a. December Finals
- b. 2018 Budget

Tom provided details to board via email. He will be meeting with J&C to review late payers and determine which will be turned over to collection. He will begin charging and collecting interest on late payments going forward. We did a temporary abatement on this post Harvey.

VI. Architectural Committee - Charlie

- a. Color Board Status
- b. Sherwin Williams - Color Renderings

Charlie had to drop from the meeting. MJL to reach out to him for status & next steps and will communicate this to the rest of the board.

VII. Communication Efforts - Mary Jo Lyons

- a. Date for June Owner's Meeting

Board tentatively agreed on June 23rd for the owner's meeting. Tom to confirm Allegro House is available. He will have J&C prepare a short announcement so that it can be communicated in this month's mailing.

- b. Starting Draft Agenda for 3/10 owner's mtg
 - i. Location - Allegro House has been confirmed

VII. Board - Q & A

Next board mtg - Jan 31st, 10:00 AM

VIII. Adjourn - 12:00PM RB

Minutes Submitted 1.24.18 - MJL

Minutes Approved 1.25.18 - RB