

KACA Board Meeting
Conference Call
Wednesday, February 7, 2018- **10:00AM**

Meeting Minutes Final

Attendees - Charlie, George, Mary Jo, Deidra, Tom, Richard, Bobby
Gayle joined at 10:30

- I. Call to order – **Richard Beck / George called to order 10:10**
- II. Property Manager’s Report / Harvey Recovery Update - **Gayle Connolly**
 - a. Unauthorized Contractors on Site
Law to be called in the future if trespassers found on property
 - b. Group Walkthrough Feb 12 & 13 - See Crossroads update below
 - c. Bulkhead Repairs - Status Update
There should be some relief from Flood policy to help with bulkhead repairs in 1000 & 1100. We are waiting on 1 price for bulkhead repair. Estimate currently at ~\$150,000. Foundational shift on 1000 indicates piers needed. Gayle says it’s entirely possible that the decks can shift without damage to the buildings. The engineer will review and determine what fix is needed if anything. These buildings will likely need to be shored up on the seawall side.
Other non covered perils are still a concern. The new siding, changes to the decks and other upgrades per unit add additional weight. This will be an issue on foundations, so structural integrity becomes a priority.
 - d. Patio Door Replacement Options
So far she has had 4 owners request sliders over french doors. They seemed satisfied once they understood difference in costs and footprint changes needed if we went with sliders due to code changes. The option is on opening in or out. Weather stripping replacement will become a maintenance issue but much less than the metal structure on the old sliders. Gayle looking into options for screens. Anyone who wants screens will need to have doors open inward.
Non covered perils still a cost concern. Gayle said that the additional weight will be an issue on foundations and structural integrity is a priority.
- III. Crossroads Update - **Dale / Deidra**
 - a. Fire Claim Update
The insurance companies expressed concern about payment overlap in coverages. Deidra hoped we could have avoided this. Our agent has been helpful with the windstorm claim and she was trying to not push too hard on the fire claim. We need an answer however, so she will begin to push, negotiations continue.
 - b. TWIA Update

Important meeting next week w/ consultants including Gayle, Bobby, HVAC, electrician & Deidre. Going through each building, unit by unit to point out deficiencies in the original report. They will be addressing items that are not mechanical during the meetings including water heaters, countertops, cabinets, plumbing, appliances, etc.

Our licensed HVAC guy is providing a report this week. He says they are spending more money on repair than they would on replacement. The condensers and the air handlers need to be compatible so both need to be replaced raising the cost. Trying to decide to fight for replacement or more money for repairs and determine which approach would serve us best. Tom asked how we would know if any given unit is ok if we can't put power to it. She said her expert would be able to address this. ACs are critical. Both Crossroads & Roadrunner indicate their goal is to replace. They will work with the board to determine if we can move funds around to ensure they all get replaced if at all possible with available funds. Their goal is to not have owners out of pocket for replacement. However worst case scenario they agreed that owners could pay the difference for replacement if needed.

There is money coming in for undisputed amounts from the AC repairs. TWIA has been put on notice that they need to inspect the appliances. Royal needs 2 weeks to get them ready for inspection.

Code says the general contractor has to have a windstorm engineer to communicate anything that is not up to code. She has been referred to an engineer that is familiar with code issues who can help with report. This has a cost, she expects coverage for the report to be covered under our code rider on the policy. ACs need to be removed for They will be stored in the unit for now. This might start within the next 2 weeks. Deidre is pushing for a meeting to discuss the ACs prior to this to drive to a decision.

IV. Roadrunner Update - Bobby Daniel

a. Progress Update

No decisions will be made on the ACs until everything is determined and the board will have a vote on how we want to proceed. His goal is to get full coverage for replacement. Condensers will be removed so work can continue on the flat roofs. They will be stored in the unit for now. This might start within 2 weeks. Deidre pushing for meeting to discuss the ACs prior to this to drive to a decision.

General discussion on pros & cons of storm shutters. Some held and minimized damage, some did not. Consensus is that it is a matter of owner preference. Damaged shutters are covered. Bobby would prefer owners work with the shutter companies to replace them and not Roadrunner because this is not their area of expertise. However Gayle prefers Roadrunner take the project in house for simplicity and consistency. They will discuss further. Suggestion was raised for

Bobby to source awnings that would be uniform and more cost efficient for owners to replace or add if they so choose. He will look into this. Possibly add to the website.

a. BuilderTrend Website Updates

Not much has changed yet. Waiting until we get more information on budgets. Bobby needs to know who needs electrical, plumbing or walls moved in each unit. And Gayle is going to ask owners to respond to Bobby on their wish list via email. Changes that need to happen before drywall goes up and kitchen layout changes etc., If it was there before it is fine. He is interested in changes such as layout changes, additional light fixtures, surround sound, usb ports,.. etc., He will start on interior structural repairs once buildings are dried in. Cable will be run just in case this is the route that is decided. Spectrum will have to hook up to Bobby's wiring in the attics.

700 building almost finished framing, back of 1000 almost done, siding on 3 sides of 1 & 2 almost complete, moving to 3&4 next. Not doing back side until decision made on glass door replacement. Roofers almost done on 1400 framing to start on 1400 & 8 this week. 900 prepped for framing. Staffing not an issue for Roadrunner.

V. Appliance Update - General Discussion

Still negotiating, Deidre firmly believes we will prevail with replacement.

VI. Financials - Tom Geren

a. Tom provided update on owners who had received the collection letter from the association attorney. Owner is more than several months in arrears.

Prior warnings provided in newsletter, they are charged interest as well. Not reading mail is not an excuse. Richard shared that the association does not have funds to carry this. We must collect for amounts owed.

VII. Architectural Committee - Charlie

a. Color Board Status

b. Behr- Color Renderings

Behr is working on color renderings. Behr does not do decorating and a third choice is now needed from the color committee. We should have the electronic versions shortly. Boards would be available within a week. The 3rd one would take another week. Should have before the meeting.

VIII. Communication Efforts - Mary Jo Lyons

a. Starting Draft Agenda & Powerpoint for 3/10 owner's mtg

VII. Board - Q & A

The Board had a general Q & A session with Gayle to cover items not on the Agenda..

George Krapfel will be attending the association presidents meeting on behalf of the board on this coming Saturday.

VIII. Adjourn 12:15 PM - RB

Meeting Minutes Submitted for approval - MJL 2.7.18

Minutes approved, w/suggested changes - RB 2.7.18