

KACA Board Meeting
Conference Call
Wednesday, March 21, 2018- **10:00AM**

Meeting Minutes Final

I. Call to order – Richard Beck

Richard suggested we need to hold off on some of the *like to have items* and focus on *must haves*. This resulted in much discussion, several board members in agreement others suggested the amenities in question were necessary for safety and before owners were allowed to move back home. Reviewed possible coverage amounts for these items, pool pump house, security, bathrooms & maintenance shed, gazebo etc., Much general discussion on prioritizing and available funding.

Also discussed canal clean up and possible funding sources and uses for these funds. No agreement reached, discussion will continue as we get more specifics on funding.

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

Nothing new to report since last update

III. Crossroads Update - Dale / Deidra

a. Fire Claim Update

Expecting a ck to arrive shortly for ~\$308k (reduced by deductible and initial ~\$50k payment) Funds will be put in a catastrophe pool as we have some overlapping coverages from the storm and will be applied as needed. Board all in favor.

b. TWIA Update

In discussion w/ adjusters about canals, HVAC, water heaters, appliances etc., and set time limits on when response needed. She is pushing to schedule meeting w/ the two HVAC companies, one represents us and one TWIA and get them to flesh out the coverages. Adjuster has until this Fri to get us a response on these. She feels we will be successful on getting replacement vs repair on appliances. Inspection of appliances has occurred, waiting on reports.

Deidre shared the issue of debris removal has been pushed up to their legal team. General discussion on this issue.

Further discussion on flood claim. They feel several of our buildings need to be lifted or leveled as a result of earth movement due to storm surge.

Gayle & Deidre agree that if we can show causality we may make headway on some coverage. Gayle asked if we could get coverage for resulting damage to sprinkler system.

IV. Roadrunner Update - Bobby Daniel

a. Progress Update

They will not move forward on interiors until confident coverage is there. Hammers won't swing until they get a green light. Working on flat roofs 1 -4, moving to 5 today. Siding, fronts and 3 sides are all done except for 10 & 11, which will be done this week. Crews are moving to these this week. Fireplaces start this week, window trim, sliding glass door trims, etc., are being removed. Rebuilding divider panels on decks. He doesn't see this as issue when it comes to lifting of the decks during foundation repairs. No more demo for now until we get more clarification from Deidre on coverages. It will strengthen the argument that the deteriorating conditions will now recover coverage, deteriorating cabinetry, mold damage etc., They will get with Gayle to start executing on owner requests for electrical changes etc.,

b. BuilderTrend Website Updates

No updates until further into the claims process

V. Financials - Tom Geren

Tom provided updates on current balances, operating funds are normal. Collection efforts moving forward on bulkhead payment due from owner with 3 units. Explained how he was moving some funds from operating account to reserve account. Harvey expense YTD are ~\$4mm.

VI. Architectural Committee - Charlie

a. Paint Color Adjustments

Reviewed results from owner's ranking on paint preferences. Option 4 was the winner. Board concerned that the white should be brighter and not enough contrast in the building colors. All agreed we don't want to move too far away from result of owners preferences but some tweaking necessary after viewing paint on an actual building. Suggestions made, Bobby to pick up additional samples and add to paint wall.

b. Rick Covingtons Request

General discussion. Final agreement reached that the answer needs to be no on his request to adjust the depth of storage closet on outside deck. Unanimous decision to hold fast on no variances.

All agreed that if he uses the same cloth color (once this is determined) he can use the same mechanism.

VII. Communications

a. Notes from meeting

MJL asked George and Charlie to send info on remarks from owners meeting.

b. Owner Q & A

Gayle agreed to take first pass at answering owners questions from the meeting. Will start tomorrow and send draft to board for review.

VIII. Other Business

Discussion continued on budget, covered perils vs non covered perils and overlaps and how we would cover the non covered items. Board encouraged to be consistent in stating that we do not know what funding we have to work with and no decision has been made on a potential shortfall. We are not there yet.

IX. Adjourn - 12:00 PM

Minutes submitted for review, MJL 3.22.18

Minutes approved, RB 3.22.18