

**KACA Board Meeting**  
Conference Call  
Wednesday, April 04, 2018- **10:00AM**  
**Minutes Final**

Attendees: Richard Beck, Tom Geren, Charles Adams, George Krapfel, Mary Jo Lyons  
Bobby Daniel, Deidra Muchmore, Gayle Connolly - joined late.

- I. Call to order – Richard Beck - 10:05**
- II. Crossroads Update - Dale / Deidra**
  - a. Fire Claim Update
    - i. A payment has been received from the insurance company for partial settlement of the fire claim. Deidra and Gayle met w/ Todd Hunter last week. He wants to keep an open line of communication to use in his campaign in working with TWIA. Our approach of hounding them seems to be working.
  - b. TWIA Update
    - i. Our HVAC report has been turned over to their specialist. We are close to an agreement; should have a report from the adjuster soon. Bid from electrical contractor, Air Boss Texas received and submitted to adjuster. Includes doing all electrical in all buildings, including replacement of light fixtures, outlets, switches, re-wiring for HVAC, doorbells, smoke detectors, and rough-in in some units, etc.,. Appliances still pending.
    - ii. Still working on gathering info for TWIA on canals. We provided partial copies of Bylaws for the KACPOA, they asked for the complete document. Continuing with negotiations. Gayle to go to the courthouse to request copy, asked to provide a copy to the board once received.
    - iii. Tom asked if we were bumping up against policy limits including ICC and windstorm. Deidre sad yes we are bumping up against the limits. The balcony repairs are a contributing factor. This is something she is looking at closely.. This means exceeding limits via xactimate but not against our exact cost. We continue to negotiate for funding from flood which should help supplement these overages.
- III. Roadrunner Update - Bobby Daniel**
  - a. Progress Update
    - i. Once we get the flat roofs finished we will begin doing some of the wiring change request from owners. Richard asked that

Bobby talk to the electrician about ensuring there is sufficient voltage to handle electrical load that includes microwaves. An additional circuit was needed to handle the additional load and that was not added over the years. Bobby agreed and is taking this into consideration.

Working on the siding on backs of 1 - 4, & prepping 5&6. Roofers are working on prep work; reframing while it's too windy to be on the roof. Next week they hope to start prepping to paint, caulking the exteriors. Hopefully sometime this week we will have an answer on where we will be going with the HVAC units. Roofs should be completed late next week. Doors and windows being ordered this week; 4-6 wk turn around. These will be installed when painting is complete which saves on prep work, saving time and money.

He needs an answer on the paint in 2 weeks. He is working on an estimate for the repairs to the upper decks. We need to get clarification from the adjuster before they proceed on these repairs due to high cost. The support posts will need to be in the middle of the patios running to the upper deck, under the drip line. This will be problematic for downstairs owners.

Gayle and Bobby having conversations on possible alternatives. Putting it back to the original build style would be more expensive but a possibility. It won't add appreciatively to the amount of time needed for repairs. This may not apply to code improvement area of the policy. This was something that we were looking at before Harvey. It's a structural weakness that needs to be addressed.

- b. BuilderTrend Website Updates
  - i. Notices for electrical changes have been sent out.

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

- a. Foundation Update
  - i. We are lifting 8 of the buildings and 4, 5, 10 & 11 will be completed by this week, 6, 7, 8 & 9 will be next.
- b. Seawall / Bulkhead Update
  - i. We have the contract and we are ready to go. She should have the answer on what the recommendation is on bulkhead behind 10 & 11 shortly. The cost of this has a big impact on our budget; not a covered peril.

**V. Financials - Tom Geren**

- a. Updates on available balances, operating funds are now at the best cash position we have ever been in. Discussed cost of current invoices vs ins payments received. We received all of the bulkhead funds except for the one owner with 3 units; a lien has been placed on his property. We have adequate funds to cover what was in the original scope of the bulkhead assessment. Any remaining funds will go toward the additional bulkhead expense for buildings 10 & 11. This is not eligible for coverage from flood ins as it doesn't cover anything in or over water.
- b. Board agreed that we want to maintain an operating surplus.
- c. Tom motioned that we move forward with building of our maintenance shed. George seconded the motion, all approved. Price for building is ~\$26k, ~ 18x20, positioned by the 100 bldg , w/ a bathroom, matching the roof shingles and siding. Motion passed unanimously. Tom also suggested that we hold a board meeting in Rockport to begin prioritizing the non-covered perils. Board agreed to create a Capital Project Committee, George to chair this committee.
- d. Tom spoke to American Bank; they suggested we get a loan to cover the bulkhead expense. This is a potential source of funds for the board to consider.

**VI. Architectural Committee - Charlie**

- a. Paint Color Adjustments
  - i. Discussion on change of color in the final paint decision. The color did not render as expected. A recommendation was provided to choose a slightly brighter color that gave the contrast we expected as well as a brighter white trim. All in favor of making the change. Mary Jo & Gayle will work on the announcement. Board agreed to stay with the current color scheme, those that were currently blue will be the new blue, current green will be the new green.
  - ii. Awnings - General discussion , Gayle to ask Bobby what colors are available from the supplier and Charlie to add this to the work of the color committee to come to a recommendation for the board.

**VII. Communications**

- a. Newsletter Items Needed
  - i. Paint selection, Owner Meeting date, Allegro House has been reserved, open slots on the board, does anyone want to run, Photos, George recommended we have pictures of the roofs. MJL to begin work on next issue.

b. Owner Q & A - Final Comments

- i. Gayle working on final review of the comments, will send with next owner update along with minutes from owner's meeting.

**VIII.** Other Business

a. Canal Clean Up

- i. MJL recommended that we appoint an liaison to represent the KACA on discussions regarding canal clean up. Gayle feels certain that it is the legal liability of the KACPOA to clean the canal, it was also referenced in their minutes. The liaison would engage with all entities involved in this discussion including the island association, navigation district and the GLO. Board agreed with the approach, George agreed to represent us in this effort. This effort should involve both debris removal and dredging.

b. Maintenance Crew

- i. Richard asked what our crew was currently working on. Our team is currently working on removal of loose pilings, walkways & finger piers.

a. Capital Project Committee

- i. Meeting set for Thurs 4/12 @ 10:00 AM. George to chair this committee. Purpose to prioritize non covered perils and other projects of the association related to the reconstruction.

**IX.** Adjourn - 11:50 AM

**Next Call, April 18th 10:00 AM**

**Draft submitted for review 4.4.18 - MJL**

**Minutes Approved 4.5.18 - RB**