

KACA Board Meeting

Conference Call
Wednesday, May 02, 2018
Final Meeting Minutes

Attending - Tom, Richard, MJ, George, Gayle, Bobby, Deidre, Charlie

I. Call to order – **Richard Beck** 10:05 AM

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

Negotiations continue. Crossroads meeting with insurer for formal update on where they are with their review of the buildings and this week. Great progress is being made and should continue this week. Change in field adjuster due to illness. Have settled on amount for HVAC. Now they have to go through and apply amounts to each building, ensuring no other AC work was included in any other estimate to ensure no duplication of payment. Water heaters also a success. Initially they had detach and reset on all units. 80 are now set to be replaced w/ 20 set for repair. Bobby is trying to get the cost in line to see if he can replace all 100 of them, that's the goal. Still negotiating. Money coming for the water heaters.

Discussion on appliances still ongoing. After much back and forth they are now adding up cost of storage and inspections. This will go into the cost analysis on the claim. Deidre brought this up months ago and we have incurred the cost of storage that the insurance claim is now responsible for. Still negotiating. Royal is supplying invoices for all of their work which should help with negotiations.

She has provided a deadline of this Friday to get updates on all these reports including the status of the canals and money that is owed.

III. Roadrunner Update - **Bobby Daniel**

a. Progress Update

Siding going up on back side of 8, 9, 10 & 11 next week. Flat roofs on 10 & 11, roofs will be closed up by end of next week. Electrical changes starting next week. Changing out all shut off valves in all units so they can control the water flow. Most shut off valves in bad shape. Bldg 1, 2 & 3, code improvement in process. Prep work for painting starting next week. Once the body color is done then he will change out the windows, wants to spray exterior first before installing new windows and trim.

Duct work is being pulled out, power is being run to the roofs. Air handler will be the last component installed, not going up until the drywall is done. Concern about some units that don't have any extra room where the

water heaters and air handlers butt up to each other. Bobby looking into this. We need access to both with room to maneuver. Condensation drainage is also no longer an issue. No more condensation valves running out the front of the units, this will be redesigned. If condensation backs up in the future, AC condenser will be shut off and air will blow, but not cold. The redesign of plumbing will eliminate the past drainage issues.

He anticipates starting work on the inside shortly. Electrical starts next week, some interior framing already in progress. Once roofs complete he can focus on interiors.

b. BuilderTrend Website Updates

Stephanie has actual hard copy folders for owners change request documents. Gayle and Bobby to discuss a process for ensuring all changes are being monitored and tracked. A separate circuit for microwaves is part of code improvements. For those that don't have built ins they need to designate a certain plug and let Bobby know they need a different circuit. Suggestion made to wire a separate circuit to the oven vent. Board suggested Gayle add to her owner update.

If we move boxes and don't add plugs this shouldn't result in an additional charge. Only a charge for adding a new plug. Once changes are sent in Stephanie will let owners know how much the changes will cost. Owner must sign off on cost before any work is done. Prices will be itemized. Selections are being uploaded. Any different options owners choose that are not part of the Buildertrend selection are ok. Bobby suggested they give him the details on the selection and he will procure it when needed, so storage doesn't become an issue. Paint colors can be messaged to Stephanie.

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

City inspectors have cautioned Bobby to ensure his crew is policing trash and making sure work areas cleaned up. We have heard from owners and others that the trash and debris are blowing and creating a mess. Bobby is working to address this.

Discussion between all parties on claim progress, and budget for interiors. Still working to get this number itemized. Richard shared that these discussions should happen prior to the board meetings and to bring us a summary going forward.

a. Foundation Update / Seawall / Bulkhead Update

Proposal for 10 & 11 bulkhead, damaged by the storm, not covered in special assessment, should be received by end of the week. We now need to add the 600 bulkhead issues. Some thought that this additional damage was caused by Harvey, unsure. Gayle is asking for an adjustment to the bid. This

doesn't include the cost of 10 & 11. Gayle reviewed the non covered perils spreadsheet and how we might move funds around. This is a work in progress. She estimates that we will be about \$50k short. Expecting that there will be funds available from coverage on items that we don't have to cover and these funds can be re-deployed. We don't know how this will play out. All expect that the additional cost can be absorbed in the rebuild project and risk of a funding shortfall is minimal. Board agreed to move forward with the repair to reduce further erosion and increased cost for repair later. It could create a cash flow challenge but the board agreed we could not wait on the bulkhead. George asked for a timeline on flow of funds from remaining ins settlement. Gayle said that some funds should be arriving over the next few weeks. Tom motioned that we move forward w/ bulkhead repair of 600, 1000 & 1100 units based on amount of assessment. Charlie seconded. Motion passed.

Discussion moved to the pool maintenance. Moving forward with filling up the pool, hopefully free of sewer charges if filled by the city direct from fire hydrants.

.We fired the pool guys, investigating and disputing their last invoice. New plan in place shortly on pool maintenance.

V. Financials - Tom Geren

Tom provided updates on account balances and insurance claim proceeds. Reviewed recent payments and pending invoices.

a. Filing P&P w/ county clerk

This is required. Tom to file w/ CC on behalf of KACA.

b. Recourse - Delinquent Owner

We have filed the claim with the county clerk, Discussed w/ Lawyer and she is in process of notifying owner. Sent stamped lien documents w/ letter implying foreclosure could be forthcoming. Now in a wait and see mode. Tom checking w/ the county clerk to see if any new filings re: foreclosure status. Tom to inform the board if he finds KAC properties listed.

VI. Architectural Committee - Charlie

Charlie reviewed options available for storm doors, Lowes has available multiple storm doors as an option. Bobby will make available via BuilderTrend with a fee for installation. Bobby can source for a better price. Charlie felt that if it was a name brand we could source it long term. Charlie to take pictures and present them to the board. Agreed on a white door w/ glass and screen option. He also checked with Canvas USA and asked what

they could offer regarding awnings. They can handle this. We need to decide on color choice and then get the details to Bobby for placing on BuilderTrend.

VII. Canal Clean Up - George

He will attend the meeting for all condo association presidents that are part of KACPOA on Sat 5/5. Will request and update.

VII. Other Business

a. Boat Lifts - owner request

Revisited topic of boat lifts due to owner requests. Held discussion on pros & cons on various types. Consensus was only floating lifts could be used. Board agreed no lifts in the canals, only on finger piers and deeded slips. Board said this decision was part of P & P and a vote was not needed. Richard requested a motion that we allow the floating lifts and that we set the regulations as per Tom's instructions. George seconded. Motion passed.

b. Storage Shed Placement

Revisited discussion on storage shed placement due to owner concerns. Discussed pros and cons, noise, view etc., MJ made motion to delay decision and possibly reconsider, George seconded. Motion passed. George to meet w/ Gayle to review the placement of the Shed, will stake out location for review and take pictures to share with Board. Majority of the board agrees that beside the 100 building is the best solution, but taking under advisement

VIII. Owner's Meeting

a. Discussed Prep & Assignments for June owners meeting.

Board agreed that this meeting was about the owners and we should keep our comments as brief as possible. MJ to create ballots & proxies to mailed with May invoices.

Assignments:

IX. Next Meeting Date & Time - May 23 - 10:00 AM

Budget Discussion - primary focus

X. Meeting Adjourned - 1:00 PM

Minutes submitted for review 5.2.18 - MJL

Minutes approved 5.3.18 - RB