

KACA Board Meeting

Conference Call
Wednesday, May 23, 2018
Final Meeting Minutes

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

- I.** Call to order – **Richard Beck** 10:05 AM
- II.** Crossroads Update - **Dale / Deidra**

- a. TWIA Update / New Adjuster

Deidre has been supplying information to support revision of TWIA's estimate. Their response was significantly less than expected. Deidre rejected the response and demanded further review. During the process a new adjuster was assigned. The new adjuster (Vicki) has lots of experience. She has been communicative and responsive so far. Delays & reviews continue. Deidre feels optimistic that she will be successful in negotiating for supporting additional coverages. She expects an update from TWIA later this week.

- b. Appliances

Deidre received report from Royal today that addresses what units can't be restored back to pre-loss condition. The ins co will cover stoves, dishwashers, vent hoods or microwave vent hoods and a few built in things such wine coolers. Cleaning and storage of these will also be covered. Board expressed concern about the delay in getting appliances out of the units and resulting deterioration. She plans to argue w/ TWIA that the further deterioration was a result of their negligence. Deidre reviewed history of her discussions with TWIA. Further discussion on cost effectiveness of this entire process.

The Washers, Dryers and Refrigerators she feels should be covered. We still have a lot of other non-covered perils that we will need to replace at significant cost to the association. The Board's goal is to do so without further assessment.

Insured owners can place claims against their personal contents coverage for replacement of refrigerators, washers & dryers. They would also have the right to replace any of the appliances that are deemed cleaned and replaceable at their own expense if they wish to do so. Further discussion on how to address at owner's meeting.

- III.** Roadrunner Update - **Bobby Daniel**
 - a. Progress Update

All siding is complete on entire project, water heaters all removed, cleaned and valves tested and replaced, general labor is moving through adding additional studwork, paint crew doing prep, paint on bld 1. Next week he will have the first delivery of new windows, will be installed once building is painted. Trim will be hardee and replaced as windows are replaced.

b. BuilderTrend Website Updates - Owner Communication Issue

Gayle is communicating with both Stephanie, Bobby and owners trying to ensure owner's concerns are being addressed. She has shared her concerns with Bobby. We have come to learn that the BuilderTrend is new to them. We are looking to improve this and will address with Roadrunner.

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

a. Bulkhead Repair Status Update

In progress, more framing, pouring & clean up in progress. Completion expected by June 9th.

b. Bulkhead - 1000 & 1100 Building

We have a recommendation to hire a soil expert to test the soil where the bulkhead would be anchored. (geo-technical report) This requires a special anchor and there is no point in anchoring bulkhead to ground that won't hold them. Asked Deidre to investigate if this ground issue could go back to flood for coverage, she was not optimistic but would research further. Still trying to determine what the entire scope and cost of the fix would be. Current estimate is at ~\$400k.

Discussed status of property tax appraisal and what owners are currently receiving in the mail. She suggested that she could contact the appraisal district and suggest that the land value was compromised and then the owners should dispute their values. Board agreed Gayle should include in an owner update and suggest they dispute on their own if so desired.

V. Financials - Tom Geren

Reviewed current operating funds, insurance proceeds, recent payments and transfers. Letters to delinquent owners have been sent. Not looking good that we will recover these funds. Deidre to f/u on status of latest insurance payment.

a. Insurance Premiums for next year

Estimates in progress. It looks like initial estimate for windstorm will now include increased cost of replacement, fences, pumphouse, gazebo and storage shed. Fire policy is being reviewed, current repairs make this process more complicated. Flood we estimate going up about 20%. We expect these numbers to be available by mid June. Payment on windstorm needed by end of June.

b. 2018/19 Budget

First draft has been sent to the board for review, Tom & Gayle to work together to flesh out details this week. This will be an iterative process due to the fluid result of reconstruction and unknown result of final payout and extent of insurance settlement.

VI. Architectural Committee - Charlie

a. Reviewed options of storm doors available from Lowes, board liked it. A motion was made by MJL to have Bobby source door and provide to owners as an option via BuilderTrend at their expense. Same door would be available long term from Lowes with installation for any owners that wish to add it at a lower date. This will be the only approved storm door. If owners buy this door it will not require approval. Motion seconded by Charlie. Motion passed.

It was suggested that we do the same with Awnings. Discussion on what would be the preferred color. George agreed to see if the available color options were online so these can be shared with the board. He will work on this.

VII. Canal Clean Up - George

Per 5/5 meeting Dave Foster (KACPOA) in speaking with state officials said they had preliminary progress to negotiate and coordinate cleanup by TCEQ, FEMA, and GLO. They are working on finalizing a contract. There was discussion that this had been approved but was not for publication yet. The original time frame mentioned was years, now it sounds like this may happen in the near future. The ski basin has been cleaned. The reason the TCEQ is part of this is the dredge spoil is normally dropped on the beach for landfill, however if there are nails and other debris in the dredge fill that present a safety or ecological hazard it has to be removed and relocated. Further discussion that we will continue to fight for coverage of clean up in our canals as a backup. If the coverage is there the board feels that we should rightfully negotiate for it and redeploy the funds if possible to non-covered perils.

VII. Other Business

a. Storage Shed Placement - Final Update

Board sub-committee reviewed this and after a further analysis determined that the best placement for the storage shed was where it was prior, next to the 400 building. This would be less expensive due to plumbing and electrical already on sight at that location. The elevation in this area is higher and less likely to be impacted by future storms. In addition we would be rebuilding rather than new construction and this would be grandfathered on the new FEMA height requirements. If we move to the 100 building it

would require the pouring a very large slab. As communicated to the owners in a recent update the building will be sided, painted & roofed to match adjacent structure. Strict instructions to our crew that no outside mess will be allowed. It will be positioned forward in the space as to not impede the view from unit 406. Carefully planned landscaping will further improve the area, making for a nearly private "green zone" that owners in that location can enjoy for picnics and family gatherings. This plan had unanimous approval from the board.

b. 2018 Storm Season

Richard motioned that Charlie, Bobby & Gayle have a meeting to develop a plan for on-site storm preparation.

VIII. Owner's Meeting

a. Prep & Assignments

Richard suggested we use the same templates & assignments from last year, all agreed. I shared that drafts of the agenda, PPT etc., were on google docs,

b. Presentation - Drafts on Google Docs

IX. Next Meeting Date & Time - Tues, June 5th 10:00 AM & Tues June 19th @10:00 AM.

X. Adjourn - 12:40

Minutes submitted for approval 5.23.18 - MJL

Minutes approved 5.23.18 - RB