

KACA Board Meeting
Conference Call
Tuesday, June 05, 2018; 11:30AM
Final- Meeting Minutes

Attending: Bobby Daniel, Deidre Muchmore, Mary Jo Lyons, Richard Beck, Tom Geren, Charlie Adams, George Krapfel, Gayle Connolly

I. Call to order – Richard Beck 11:35 AM

II. Crossroads Update - Dale / Deidra

a. TWIA Update / Appliances

Email sent to Royal Appliance for additional details in their report. Deidre got figures on what it will cost on monthly fees for storage, clean and return items vs replacement price, which are far in excess of replacement cost; price comparison based on an average grade. This info was submitted to TWIA. Will continue to press the argument that replacement will cost less than clean and reset. Discussion continued on report discrepancies, board urged Deidra & Gayle to have this corrected before owner's meeting.

She will be in town on Wed for a TWIA claims assistance workshop on Wed & Thurs. She encouraged board members to attend if possible and any owners with questions on their personal claims. Notice posted to KACA Facebook page.

She spoke w/ the new adjuster, They are reviewing the claim in detail. She acknowledged that much is missing. She asked for another week to fully review in order to understand the scope of what needs to change. Board agreed that it should be in our best interest to allow this. She will continue to discuss the appliance situation and try to get an answer before the final revised estimate is received next week.

III. Roadrunner Update - Bobby Daniel

a. Progress Update

Moving along w/ painting, through bldg 5. Expect to be $\frac{3}{4}$ done before the owner's meeting. Still working on plumbing reroute & capping off on interiors, Electrician is almost finished w/ running freon lines to roof. Condensers should be installed next week. Roof will be sealed off when complete. Expects to start on upper decks next week, should take about a month. Only AC issue is thermostats, if owner wants zoning or nesting they can request via the selection choices on Buildertrend. Townhouse units return air ducts will be revamped. Air handlers have to go into the fur down due to code changes. Previously some had been in the hall closet close to the breaker box or in the utility room next to the water heater, both are not code compliant.

Windows should arrive next week after some delay. Ready to install in 100 & 200 when they arrive. Should be about 2 more weeks before water can be turned on, water had to be shut down due to valve replacement.

b. BuilderTrend Website Updates - Owner Communication Issue

Stephanie is steadily working on this, requesting info and notes from Bobby daily, expects everyone to have their full report within a few weeks. Bldg 1 & 2 have gotten to their full reports, working on bldg 3. Requesting final choices on plumbing and electrical now for bldgs 1 & 2.

c. Wiring Issues / Outlets - Owner Concerns

When siding was applied, it recessed the plugs on the exterior since new siding stuck out further than the original siding, thus plugs were covered up. This will be addressed by the electrician, known issue.

d. Interior Demo - Will there be additional demo of some units?

He has not come across any units that have not required further demo. It will be done, have not gotten there yet. Need for further demo is mainly due to TWIA delays.

Bobby will be at the meeting and he will make arrangements for Stephanie to attend if possible. George complimented Bobby on the stairwell appearance, new siding and repairs has greatly improved them.

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

a. Bulkhead Repair Status Update

Gayle shared that the bulkhead has moved behind 900 bldg and now needs to be shored up, ~\$2300. Gave approval to add this to current expense. This was identified during the current repairs. Pouring in parallel areas, moving along on current project.

b. Bulkhead - 1000 & 1100 Building

i. Soil Test Update

The soil test is used to design specific anchors needed to shore up this area. We should have enough info in place to fully discuss this at the owner's meeting. She met w/ Rock Engineering, the area presents difficulties because of challenge of getting equipment in. We have everything in place to get what we need and current estimate is between ~\$325 - \$400k for the project. Should have a plan to present to the owners at the meeting.

Discussion on best solution for light poles and resulting expense brought up during budget discussion. Suggestion made to consider motion porch lights and removal of current light poles that are constantly in need of repair. Board asked for Gayle to get w/ Bobby and come up with a recommendation and present to board.

Can get the pool filled by the city, but can't do this until plumbing is finished and this won't be done until after the owner's meeting. Storage shed is almost finished.

c. Spectrum Wiring Update

Delay in place with Spectrum due to internal analog vs digital change over. Gayle pushing to get the installation date nailed down.

V. Financials - Tom Geren

a. Insurance Premiums for next year / Policy Status

We don't have coverage in place yet, expecting to get amount for windstorm today. We are getting push back for property ins(fire) because we are in the process of reconstruction. They want to know if contractor covers builder's risk ins and won't write the policy for fire unless this coverage is in place. Roadrunner does not have this so the association will need to provide. The amount of the coverage is based on the dollar amount of the job. Tom requested an estimate for coverage for buildings only for ~ \$8million, until end of Dec, when project is expected to be complete. The windstorm policy comes due at the end of June. Invoices should be mailed around June 10th.

b. 2018/19 Budget - Vote

This will need to be a work in progress. Isolating the normal ongoing budget items from storm related charges and revenue is challenging due to current rebuild project. He has broken the budget into multiple sections or categories to try and illustrate our current situation. We just don't know what the exact revenue amounts will be based on insurance recovery. We have done a best efforts job of estimating our catastrophe expenses against insurance settlements. Richard suggested that Tom discuss with CPA and get their feedback on how we can best address their need for detailed budget for this fiscal year given the catastrophic situation. Tom asked if the board approved of the current approach, all agreed that it was all we could expect given the situation.

Reviewed bank balances including operating cash, reserves and current liabilities and amounts earmarked for hurricane expense. Per Deidre we have coverage from other claims coming soon.

c. Current Foreclosures

Of the 3 at risk units, #1403 forecloses on July 14th. We don't know what the foreclosure amount will be. Lawyer would not provide the exact pay off value. The mortgage servicing company will have someone at the auction to bid on it to protect their interest. The other 2 properties have not gone into foreclosure yet. #203 wants to sell her unit for \$199k, expects it to be listed for this, she paid \$225k.

VI. Architectural Committee - Charlie

General discussion on board's commitment to maintain architectural control of the exteriors of our units. With the rebuild opportunity we now have the chance to maintain a 1st class property, enhancing property values for all owners. This board's intention is to hold fast to consistency and minimize variances. This is true for storm doors and awnings. Charlie will try to get actual samples of canvas colors

for awnings to view in person at meeting. The goal is to control color and style as much as possible to maintain look and feel across the complex. Same is true to storm doors. Board has agreed to one style of white doors for approval going forward. Gayle will do a survey of current storm doors, assessing how many survived. She will then provide a recommendation to the board on whether we should grandfather any existing storm doors or request that all owners adhere to the new selection if they wish to replace storm doors on their units.

VII. Canal Clean Up - George

No updates, need to make sure we get any reimbursement before government agencies announce any plans to move forward. He has not seen any news on when a formal announcement will be made on how and when they will move forward. The ski basin has been cleaned by ACND and Little bay cleaned by volunteers.

VII. Other Business

- a. Exterior Modifications - Owner had repurposed the chimney chase into a storage closet. This has now been removed on all properties. Owner requested to reinstall.

Discussion held, majority of board voted to deny variance request in order to maintain consistency across complex. There is already both an exterior and interior closet storage available for this purpose. See comments above.

- b. Policy & Procedures filed w/ county

For it to be official and enforceable it needs to be on record with the county. Board requested Gayle to file the P&Ps with the county. She agreed.

- c. 2018 Storm Season

Charlie met w/ Gayle & Bobby via conference call last week to discuss the potential of a hurricane and the steps we as a Association and Roadrunner as our contractor need to take in anticipation of a event. Needless to say, we all have our eye on the weather. Hopefully, we would have more time to prepare for a future event than we did for Harvey.

- Insurance: We are awaiting our 2018-2019 quotes.
- Buildings: Our buildings are in better shape structurally this year than they were last year. Foundations have been stabilized, new roofs installed and the buildings themselves are being strengthened as I write this. As Bobby and his crews progress, new windows and doors are being installed and the buildings caulked and painted. New roofs are in place and although there are no HVAC units on the roof, a new system is in place to mount them.
- Grounds: There is some tree work to be done as part of Harvey damage which could impact the community. Gayle will address those concerns. Docks and bulkheads under construction will have any loose building material secured. Surviving trash bins will be disposed of if not able to be rebuilt.

- Roadrunner will secure all loose building materials and store same. Bobby said he liked to keep materials on hand at a minimum to prevent loss or theft.
 - Space will be found to house our trusty golf cart. Surviving a second storm outside may be too much to ask !!
 - Unlike last year, there are no resident owned items on decks to be concerned about.
 - All new windows and doors will be hurricane resistant. This will afford our buildings additional protection in the future but we will still need to assess the need to board up specific windows. A review of Harvey damage may indicate a pattern. Given enough time, Gayle could muster a crew to secure windows and owners items on decks at a cost to the owner.
 - Chimneys, which caused much of our interior damage are gone and roof area secured. TV Dishes have also been eliminated. With our community wide subscription we do not foresee these being a problem in the future.
- Next Steps: Assess plans for when complex is rebuilt and occupied.

VIII. Owner's Meeting

a. Prep

Board members asked to review last years presentation, same order and approach and provide bullet points for their respective sessions. MJL requested that all bullet points for slides be received by Friday 6/15 to complete draft by the board meeting on 6/19. Proxies have been mailed, ballots prepared.

b. Assignments

Same as last year.

c. Presentation - Draft on Google Docs

Board members asked to review their slides and provide bullet points.

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

X. Adjourn 1:36 PM

Submitted for Approval 6.5.18 MJL

Approved 6.6.18 RB