

**KACA Board Meeting**  
Conference Call  
Tuesday, June 20, 2018 11:30AM  
**Meeting Minutes - Draft**

***Attending: George, Gayle, Tom, Richard, Charlie, Deidra, Mary Jo***

- I. Call to order – Richard Beck 11:35 AM**
- II. Crossroads Update - Deidra Muchmore**
  - a. Latest TWIA Response
    - i. Deidra is communicating w/ Vicki, the new adjuster almost daily. She let her know that we have to have the estimate, by the owner's meeting. She is also in contact with TWIA's consulting team (Vince w/Trimark) and suggested they would have an answer today. She feels the more she pushes, the higher the risk that our estimate will be low balled. She forwarded substantial photos to support our claim. She thinks we will be best served if she treads lightly and gives them time to respond as promised. She hopes to get it today. Will continue to firmly but constructively push TWIA to have their contractor perform as expected. Some scope issues may go to the appraisal process. However when it's a question of coverage we can't use the appraisal process. We are consulting with an attorney as needed. Once we get their offer she will review and submit it to the board for our review and input.
    - ii. We have confirmed coverage for canal clean up. We have to provide a bid which they are working on. She has another firm to approach for another bid as well. Gayle encouraged her to move forward on multiple bids
  - b. Check Status
    - i. No Updates
  - c. Fire / Flood claim updates
    - i. She had a conversation with Melanie the fire adjuster. They requested more time. The Ins Co wants to the adjuster personally inspect the property which she believes is just a formality. Deidra reminded her that the property was under construction. She said she knew this and expects no surprises. She expects a settlement to be reached in a few weeks.
    - ii. Deidra spoke w/NFIP (sister org of FEMA) and was sent to the manager at Colonial Claims. She spoke w/ them, they are the adjusting company. There has been some confusion due to all of the multiple parties involved. We did have an engineer go out to the property but they only looked at one building another engineer visit happening soon. Wright Flood acknowledged that the ball had been dropped and are aiming for an update by July.
  - d. Appliances
    - i. TWIA agreed to pay to total the dishwashers and vent hoods. This would be more cost efficient than clean and replace. Gayle to work with Royal to remove these from storage to minimize further expense on our part.

- III. Roadrunner Update - **Bobby Daniel** (per Gayle, Bobby was on vacation)
  - a. Bldg 1200 Fire
    - i. Roadrunner already doing repair, assuming all liability, mistake was made by a low level worker.
  - b. BuilderTrend Website Updates
    - i. This has been escalated to Bobby and Rick, response time should be vastly improved, well organized program should be ready within a month. System is being audited. Hoping to have answers to most questions by Saturday.
- IV. Property Manager's Report / Harvey Recovery Update - **Gayle Connolly**

Very little progress due to heavy rains this week.

  - a. Bulkhead Repair Status
    - i. Done except for 900 building end, estimate for this repair is \$3600
  - b. Bulkhead - 1000 & 1100 Building
    - i. She is expecting the information for solid planning and pricing to be received ASAP. Lab results will take a while and then they need to generate the geotechnical reports. Expect to have complete in a few weeks.
  - c. Other Updates - Pool fence, gazebo, maintenance shed etc.,
    - i. Gayle is not happy with the crew installing the fence, feels they are doing sloppy work. She will address with company management tomorrow demanding improved results.
    - ii. Gayle also inspected paint job in bldg 6 & 7. Concerned that the same level of quality shown in previous bldgs is not continuing. Will address with Bobby upon his return and request these buildings be reviewed and repainted as necessary to ensure quality control.
- V. Financials - **Tom Geren**
  - a. Reviewed current budget:
    - i. Fluid, due to numbers changing constantly, provided updates on balances, money spent & funds received. We have overspent the amount received for the bulkhead project by the amount that the association has not received from delinquent owners, but right at where we estimated.
    - ii. Board asked how we were on current dues & assessments. Tom reported that there were no surprises, a few late but that is normal. Unit 1403 in foreclosure goes for auction on July 3rd.
  - b. Insurance Status for next year
    - i. As of yesterday GSM still doesn't have all needed info to put together our invoices to owners. We will have to due a temporary swing policy to bind us during this delay. Working to obtain builders risk policy in order to get our Fire policy renewed. The contractor doesn't cover it so we have to obtain quotes and coverage before we can renew the fire policy. This has caught all condo associations off guard. We will acquire an insurance loan through GSM to cover the premium until we can bill the owners.
  - c. 2018/19 Budget

- i. Completed on a best efforts basis. Tom is concerned regarding so many unknowns due to catastrophe situation. Outcome is 95% weighted on insurance proceeds.

**VI. Architectural Committee - Charlie Adams**

- a. Charlie obtained samples from Canvas USA. They agreed to provide a discount if we could commit to a certain number of units. They would instal and service as needed.
- b. The Lawson door from Lowes have been approved. Bobby has agreed to put these on BuilderTrend. The old doors are all being destroyed so owners will have to replace if a storm/screen door is desired. Holding firm to zero modifications and this is being reinforced in the comments at the owners meeting.

**VII. Canal Clean Up - George Krapfel**

- a. There are multiple groups and agencies working on this, some progress being made but no final outcome yet to be determined.

**VIII. New Business**

- a. Soil Erosion around the pool due to lost landscaping

**IX. Owner's Meeting**

- a. Presentation - Drafts on Google Docs
- b. Agreed to update the video and play via a loop at beginning of meeting
  - i. Review Agenda
  - ii. Review PPT Draft

**X. Next Meeting Date & Time - TBD**

**XI. Adjourn - Richard Beck 1:00 PM**

**Minutes Submitted 6/20/18 - MJL**

**Minutes Approved 6/21/18 - RB**