

**KACA Board Meeting**  
Conference Call  
Wednesday, August 1, 2018 10:00AM  
**Final Meeting Minutes**

*Attending - Richard, Gayle, Deidra, Bobby, Charlie, George, Tom*

**I.** Call to order – **Richard Beck 10:04**

**II.** Crossroads Update - **Deidra**

a. Latest TWIA Response

Deidra continues to work with the adjuster on the next claim supplement. They working on getting us a check for what is due. The adjuster asked for a separate estimate for the exterior portion of the chimneys which has been approved. This amount should be included in the pending payment.

TWIA approved payment to clean the canals, but not for dredging. Deidra responded and also sent an estimate for the canals. Also worked to break it down by the amount per building since each building has its own coverage amount. FEMA has agreed to come in to get major debris out of the canal but not for dredging. We have proven to TWIA in order to render our canals safe of smaller items, like boards and shredded metal that can't be removed with large debris removal. Some board members have concerns about appropriating these funds to other causes until we have certainty that this work will be covered by other funding. Discussion continues among the board on how to best allocate these funds if received.

Going through each building again to create an xactimate estimate per building for the interiors. This requires review of engineering reports, all notes on each unit, and all prior reporting.

There is \$244k available in the reserve funding from the flood coverage that can be used for the bulkhead coverage behind the 1000 & 1100 bldgs. Board agreed to move forward with fixing the bulkhead using reserve funds. Motion held to hold this discussion and come back to it after 8/1/18. Tom opposed the vote all others passed it. Deidra feels the canal settlement was a long shot and if we get the funds that will be a huge win for us.

- b. Check Status  
Check for chimney claim is on the way, should arrive within the next week. She does not know the amount yet. 2 supplements in progress.
- c. Flood / Fire claim updates  
\$486,000 is the revised amount of the claim, We are getting \$150,000 above the estimate to go into the catastrophe fund. All catastrophe money is being applied to interiors and bulkheads.  
She has been trying to contact Wright Flood to check on the status but has been getting the runaround. They appear to be stone walling. She expects a return call today. We have submitted our proof and we expect a finding. There is some overlap on the coverage. We expect to see a small amount of additional payment.
- d. Appliance Update
  - i. Vent Hoods and Micros being covered by TWIA. We will revisit this argument if we don't get to limits on other claims. At that point we can continue the appliance fight.

### III. Roadrunner Update - **Bobby Daniel**

- a. Progress Update
  - i. The building inspector was out this morning. Monday they can start drywall in building 1. They expect the same on building 2 as inspection is scheduled. Electrical changes and plumbing changes are complete on the 100 bldg. Stephanie will be sending request out to owners about 2 weeks ahead of Bobby's crew getting to those units. Windows are in process of being replaced. They are working on Building 6. They are also working on framing of the french doors. Balcony repair continues as well, on building 4, moving to 5 shortly. Final demo of remaining interior rooms or items, (cabinets etc.,) has been started with debris removal and cleaning team following behind them. They are in building 3 and moving around. Most units were gutted completely but additional demo needed in a few units. Bobby is rechecking the floors that were earlier deemed salvageable to see if there has been any changes. Tile floors that are unsalvageable will be demoed starting next week.

Hot water tanks being pulled and discarded. HVAC re-installation has begun, ducks have arrived and installation

to begin shortly. Condensers on the way as well. Power and fuel lines need to be connected and secured.

Fireproofing to start soon. This includes the sheetrock and special, fireproof wool insulation for the firewalls. These will be between all common walls between units and in attics

b. BuilderTrend Website Updates

i. How much \$ allocated to owners?

3 owners left to add, Everyone will have their scope of job on BT shortly. This to include any upgrades for electrical, plumbing or structural that has been sent in. Gayle's next update will describe in detail about what is needed in their scope of work. Owners are encouraged to review this in detail. People want to know item by item how much is allocated to them. What is important is that every component is represented in the scope. It's component based allowance and not component based spending. Price per item is immaterial. If the owner finds the item they want outside of BT, then RR will purchase it for contractor pricing and add it to BT. then the owner can choose it as part of their allocation. The pricing for components (light fixtures, plumbing fixtures, countertops, cabinets...) are all inclusive - meaning labor and any ancillary costs of purchasing, prepping and installing the component are included.

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

a. Bulkhead Repair Status

- i. Everything has been completed until corner of 900 bldg. If we get funding from flood that will cover the \$38k needed to complete building for 8 & 9 which were not on the original bid. Board agreed that the 10 & 11 buildings are a higher priority.
- ii. Expecting to get initial core sample report mid August, at this point we will know what is needed and we can narrow the bid down to something more specific.

b. Other Updates - Pool fence, gazebo, maintenance shed etc.,

- i. Painting has to be done on the shed soon, nearly complete. Pool fence being scheduled for the end of August after contractors out of the way. Palm trees have been trimmed,

except for the one tree that has been taken out. There is 1 in the pool area for a total of 19 trees that will ultimately need to be removed. These are trees that have snapped, leaning toward the building or in distress. Becomes a safety issue for the complex. Total is \$12k. Gayle also wants to take out the Chinaberry trees around the tennis courts due to debris amount.

Discussed pest control, no live termites. Will discuss a service contract down the road for a permanent barrier. No signs of other critters currently either. Board agreed that we could reallocate budget funding for pest control toward the tree removal project.

- ii. Process for maintaining exterior of maintenance shed. Board concerned that there is already a mess near the new building. Gayle has communicated to Roger that nothing should be left outside.

- c. Basic Build Out Price Per Unit / Varios Condo Layouts Status?
  - i. Discussed above.

**V. Financials - Tom Geren**

- a. 2018/19 Budget Updates
  - i. Tom reviewed current balances and payments to contractors. Keeping some funds in catastrophe reserves and setting aside funds for project management reserves. Discussed dues and assessments due to association from recent foreclosures. They are claiming they don't owe for funds after the date of the foreclosure. 501 was supposed to be foreclosed on. The country clerk office reflects this has been postponed to Sept. We expect foreclosure proceedings to begin on the 3rd unit in Oct. Bank now owns the first foreclosed unit. Banks will typically pay their dues timely. We have no other units in arrears.

**VI. Architectural Committee - Charlie**

- a. He talked to canvas USA about the colors we chose for the awnings. They suggested an option for the upstairs units for solar shades. These would cut out 70% of the sun's rays. These are on tracks and move up and down. They can match the color of the awnings for continuity. He would like to come out and measure units and recommend which application would be best for our purposes. Charlie

to send his contact info to Gayle and asked her to coordinate. This could also be an option for the townhomes as well.

Gayle asked to unify the locking mechanism on the front doors. Her research shows that stainless or brushed nickel will work best. Board agreed to use brushed nickel, old doors will be grandfathered until replaced. We recommended that others be removed from BT as options.

Owners provided some feedback that all awnings be the same color. Gayle said there were only about 6 awnings that remained in good condition. She thought owners were concerned about uniformity. Board agreed that the decision to use blue & green had been made and we would not revisit.

Charlie asked about moisture abatement issues in each unit. When it comes time to sell a unit is there any kind of certificate that will be required, regarding mold abatement etc., Bobby said they will be treating the studs, but as of yet there is no sign of mold on studs currently. All studs will be treated including for smoke remediation in all the units affected by smoke, including all in 700 bldg. They have not been asked to provide certification addressing this for any previous closing. The fact that repairs were done by a restoration company should suffice.

2 units have closed, 2 under contract now.

**VII. Canal Clean Up - George**

a. Canal Clean Up & Future Dredging

Some discussion that the island association would ultimately have to assess for dredging. Gayle pointed out that the dredging of all canals, including our canal, is the responsibility of the island HOA. We don't know how or when this will impact us.

**VII. Other Business**

a. Owner's Meeting Q & A

**#3** Given that our deadline for claims to our ins is 8.25.18, then can we get a decision on any special assessment for hurricane repairs before that date? *This is really hard to do. Deidra has begun to draft a letter that the owners have contacted TWIA that we may be coming back to them for things such as this. Several board members have gotten letters that this is a drop dead date. Deidra says that this should grandfather our owners in that they could come back after this date for any future storm related assessments. TWIA is more flexible with this than NFIP is regarding flood. They could still balk but it shows some*

*leeway. Owners should notify their insurers if other than TWIA. Gayle & Deidra will work on a notice to owners.*

**#21** Can we mount kayaks rack on pilings in front of deck, so I don't have to store on ground? *We discussed adding storage under decks where possible. This is the preferred solution. There are various styles of units and different applications would be needed which makes it difficult. Richard recommended that the architectural committee investigate rack solutions for kayaks and SUPs and report back to board.*

**#22** Is it possible to plan another owner's meeting down the road for comprehensive update like today? Oct maybe?

*Gayle and Bobby suggested they should be able to provide a wrap up style meeting by late Oct or early Nov. Proposed, Sat. Nov 3rd as a possible solution. Gayle to float this to owners in her next update to see how many would be interested in attending.*

**VIII.** Next Meeting Date & Time - Wed, Aug 22nd 10:00 AM

**IX.** Adjourn - 12:17 PM

Submitted for Approval 8.10.18 - MJL

Minutes Approved 8.12.18 - RB