

KACA BOARD MEETING

Conference Call

July 3, 2019, 10:00 AM

10:00 a.m. – Richard called meeting to order.

Quorum present: Richard Beck, George Krapfel, Tom Geren, Patti Smith and Charley Adams. Also present were Gayle Connolly, General Manager and Cristina Garcia, Assistant Manager.

Cross Roads Update (Gayle):

TWIA: Deidra unavailable for meeting. Deidra has been speaking with Kim at TWIA. We have sent back the original spreadsheet, Deidra had discussed with us last time at our last conference call meeting so, we have had some good forward motion there. Aaron, AirBoss has not yet finished the invoices we gave him until Monday morning to present. We will ask Rick Daniel, Road Runner to assist. Deidra has also tried to assist Aaron with invoices.

Road Runner Update (Gayle):

Big Organizational Push:

Rick Daniel with Road Runner has been onsite this week. They are going unit by unit down Nassau and Sandollar. Rick is on phone with Houston as he is going through each unit. They are figuring out exactly what is needed, and ordering it. Gayle has advised Rick that we need the new crews on site by Monday. Gayle told the Board that Road Runner is moving though, and that there is a lot of activity. AirBoss is currently in the 800 building right now. Road Runner is putting a hold on all “punch” list follow up, so, that they can move forward on our interiors. Road Runner will later have a punch crew to go through units in an organized fashion.

Bulkhead 1000 & 1100: No progress yet. We’ve had two new concrete companies come out, but we will probably end of using the same company we did with the other bulkheads. Per Gayle, we are comfortable with this contractor’s work and his workmen. The equipment necessary to do the tension tests just arrived this week so, testing will probably occur next week.

Property/Harvey Manager’s Report (Gayle):

Crew Update: Crew continues to do the bulkhead walkways. They are nearly finished with 1200 and 1400 walkways within the next couple of days.

Pool Security Update: Owners will be informed when FOBS are available to be picked up. A temporary code will be effective for now. Final securing of the pool area was discussed. Gayle informed the Board that, she has been discussing building a wood gate with Roger. The gate would be painted white. Gayle requested approval from the Board for the wooden gate.

Island Management – Violations: KACA Board meeting adjourned to executive session to discuss KACPOA allegations and plan appropriate responses.

Financial Report (Tom):

American Bank (Operating Cash) - \$89,586 Tom informed we spent almost \$8,000 on the pool and FOBS, monthly lawn expense of \$2,500 and \$2,700 on wood expense for the bulkhead walkways.

Catastrophe - \$53,037 RR draw - \$350,000. TWIA owes us funds and they need to start paying us.

Bulkhead - \$75,900

Appliance Reserve - \$58,229

Management Reserve - \$32,000

Navy Army Reserve - \$48,000

Tom informed, we need insurance money to keep rebuild project on schedule.

Tom filled out a Resale certificate for Unit 810

Architectural Committee (Patti/Charles):

Awnings: Charley will call Allen from CanvasUSA to coordinate with him to meet on site, Friday, July 12th to review the existing awnings and take measurements. Also, Patti, Charley, George and Gayle will meet prior to that to review the pool area and gazebo lighting.

Awnings Vote: Board voted unanimous for the black and white awnings.

New Business: None Set

Next meeting is set for July 17, 2019 at 10 a.m.

Meeting is adjourned.