

KACA BOARD MEETING

Conference Call

June 19, 2019, 10:00 AM

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

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

Cross Roads Update (Gayle):

TWIA: Deidra unavailable for meeting, but claim status quo, no new information to provide.

Road Runner Update (Gayle): Bobby Daniels is on vacation.

100 Building: 3 units substantially complete except for 104.

200 Building: Cabinets, tile, flooring and larger aspects of interior are being completed right now. Still sorting problems in 208 and owner in 204 has hired their own interior decorator. Unit on hold.

500 Building: Unit 501 is almost done. Unit 507 moving in on July 12. Unit 504 – Owner already moved in.

600 Building: We are moving forward.

Rick and Rachael need 300, 400 and 600. They are working on 700 building. Aaron, AirBoss cannot put in HVAC drain lines until the cabinets are installed.

Additional Crews:

Doors/Plumbing for HVAC: Per Gayle, we need a contractor for our doors only. We need to schedule HVAC drain lines for Buildings 100 – 700 and for Buildings 1200 – 1400 now.

Gary and Sabrea are the only supervisors this week. Bobby is on vacation.

Per Richard, copy the Board, send Road Runner an email about their Contract. Do they want a Contract or not? October is the deadline. We need people supervising. We expect supervisors onsite everyday observing the subcontractors.

No activity in Building 300.

Addendum: The Board needs Addendum to Road Runner's contract. October is the deadline for completion of all remaining condo units.

Building 800 – Finish framing, electrical and mechanical to get to Whitebox. Should have been there already and we are working to get that back on track.

Building 900 – Complete by the end of July. Per Gayle, there is a Hot List unit in Building 900.

Buildings 1000 & 1100 – White Box - We need crews in Building 1000 immediately.

Property/Harvey Manager's Report (Gayle):

Final Hot List: 507 Lauderdale, 908 Sandollar and 1004 Sandollar

Appliances: Our Attorney would like to speak with the Board regarding other options.

Crew Update: Moving forward with bulkhead walkways.

Financial Report (Tom):

American Bank (Operating Cash) - \$103,747

Catastrophe - \$399,381

Bulkhead Insurance - \$75,924

Appliance Reserve - \$58,229

American Bank Management Reserve - \$32,376

Unit 810 - Resale Certificate issued.

Tom informed, that GSM needs to send out payment for the Insurance invoice that we received that is due on the 25th of this month. Insurance carrier quotes were discussed.

Owners purchasing their own Insurance for Improvements (Upgrades) for their condos was discussed.

Tom asked Gayle what is the status of the Bulkhead? Per Gayle, Jim, Uretek is moving forward with Plan B. Uretek to subcontract the Bulkhead repair. We do have a contract with Uretek.

The Gazebo Light wiring is in place, but has no fixture. Patti to assist Gayle in selecting ceiling mount light fixture.

The fence needs completion near pool bath. Per Gayle, a wooden gate will be installed in this area. Per Tom, the pool lights also need a timer.

FOBS: One will be assigned to each unit. Gayle to drop off the forms to Scotty's Lock and Key today. The pool gate code will be 1605 until FOB are distributed. The fobs will be handed over to owners when they are given the keys to their condo. If necessary, arrangements can be made to pick up from Gayle at an earlier date.

Architectural Committee (Patti):

Awnings:

Per CanvasUSA, all colors are durable and will not fade. Patti recommends the Black/White striped awnings. The stripes will unify the complex, and they are classic and timeless. Patti referred to a Power Point that she created and shared with the Board showing Black and White striped awnings in coastal locations. Patti suggested we go with the darker mesh vinyl (vertical) roller shade as it works better to reduce glare and heat. The Architectural committee, Gayle and George previously met with Allen at CanvasUSA, and his recommendation was NOT to put up any pre-Harvey awnings. We need to discuss the Grandfather clause before moving forward. Gayle to survey the number of usable patio covers so that an informed decision can be made.

Richard inquired about the front door colors? Patti suggested the same white building trim color in lieu of the previously selected Peacock blue, as it does not look good with the buildings. Board approved. Gayle was asked to convey this to Road Runner.

Other Business: None Set

Next meeting is set for July 3, 2019 at 10 a.m.

11:43 pm - Meeting is adjourned.