

KACA BOARD MEETING

Conference Call

July 17, 2019, 10:00 AM

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

Quorum present: Richard Beck, George Krapfel, Tom Geren, Patti Smith, Charley Adams, Rick Daniel, Road Runner, Bobby Daniel, Road Runner and Deidra Muchmore, Cross Roads. Also present were Gayle Connolly, General Manager and Cristina Garcia, Assistant Manager.

Cross Roads Update (Deidra):

TWIA: Deidra has sent a copy of the spreadsheet to TWIA, we have not received any feedback yet. We are expecting them to need two weeks to go over it.

Base: Deidra informed the Board, we should receive a check for what was already agreed within a two week time frame. The check will also include for the canals, but the amount of the check is unknown at this time.

ICC: Deidra will email Stephanie, Road Runner to review and make the revisions to Aaron, Airboss invoices. Aaron has not provided any invoices.

Road Runner Update (Rick & Bobby Daniel):

Push on Sandollar: Bobby said he walked the units on Sandollar this morning. He said he saw there were some rough ends and framing issues. 900 building will be finished in about a week. Units: 901, 903 and 906 – Production is complete. Per Bobby, the Redlines are done; white box will be done in about 2 ½ weeks. 800 Building: The electricians will finish the last units today. The inspections are scheduled for tomorrow. Unit 809: They will apply Microband before installing insulation and sheetrock.

New Crews:

Per Rick Daniel, Road Runner there will be more subs and supervisors on the job site. Rick said he will be on the job site all day Friday. Bobby also mentioned, there will be more tile crews on job site.

Update 100, 200, 500 and 600:

Building 100 is basically complete except for Unit 104.

Building 200: Units: 201, 202 and 206 have moved in. Units 203, 205 and 207 will be done by mid next week. Unit 208: The cabinets will be installed by the end of July, the doors and trim will follow after. Unit 204: Unit will be skipped due to the owner made a last minute major change order on electrical and drywall.

Building 500: Units 501, 504, 507 and 508 – Owners have moved in.

Implementation 300, 400, and remainder of 600:

Building 300: The painters are in the units this week. They will start on interiors after the painters are done. Building 400: There is no one there now. Building 600: Road Runner has two separate crews in the building. The flooring and painting are complete. The cabinets have been ordered and will arrive within a week.

Buildings 300, 400, 900, 1000: The finishing crews are there now.

Building 800: The electricians will be finishing today. There is no sheetrock yet. City Inspection is usually done within 24 – 48 hours. Insulation will be done early next week. The drywall will be done late next week.

Property/Harvey Manager's Report (Gayle):

Crew Update: They are nearly finished with 1200 and 1400 bulkhead walkways. The bulkhead walkways will be done before the owner's move back home.

Security Lighting: Gayle will be meeting with Tom Knoblock, this evening so, he can provide her with different shim widths for the exterior security lights.

Pool FOBS Update: We have everything, we need to sort and organize the FOBS into small envelopes. Owners will be informed when FOBS are available to be picked up. A temporary code will be effective for now. Gayle suggested a system for owners to sign off once they pick up their FOBS.

Annual Meeting Minutes: Gayle informed she will begin typing the annual meeting minutes this coming Friday. Gayle will send an update to owners today.

Financial Report (Tom): Financials will be postponed until next telephone conference meeting because we just published the year end results that all Board members got and there is nothing new yet. FY2018 year end financials have been posted on the website.

Architectural Committee (Patti/Charles):

CanvasUSA: Per Charley, Allen will be sending a designee to go on site Tuesday or Wednesday of this week to measure various application awnings and the price list. Allen came out on Friday and dropped off some fabric. Shade for pool area was discussed.

Building Numbers: Gayle has emailed Rachel, Road Runner about the building numbers and has received no response. Road Runner is responsible for purchasing the exterior front door numbers. Gayle will follow up with Rachel on the status of the front door numbers.

New Business: None Set

Next meeting is set for August 1, 2019 at 10 a.m.

Meeting is adjourned.