

KACA BOARD MEETING

Conference Call

August 1, 2019, 10:00 AM

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

Quorum present: Richard Beck, George Krapfel, 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 is awaiting the status on email she sent to Vicki Hetland and Kimberly Swoboda from TWIA requesting an extension of time to complete property repairs related to damages from Hurricane Harvey.

Base: Deidra has emailed Vicki Hetland to touch base with her regarding the canal evaluation. Per Deidra, she also tried calling Vicki Hetland and Kimberly Swoboda this morning. She has received no response. No update yet.

ICC: Deidra has submitted the electrical invoices to Russell Shaw at TWIA. Per Deidra, we should be receiving a check for the electrical within 10 days. Deidra will email Russell Shaw today to address the lower decks informing him that she will send him the engineer's report for the lower decks within the next 48 hours. Deidra asked Rick Daniel, Road Runner to submit the HVAC strapping invoices. Per Deidra, she needs the HVAC strapping resolved. Deidra has 30 days to submit the invoices to finish ICC for funding.

Road Runner Update (Rick & Bobby Daniel):

New Crews: Per Rick, he has 11 crews working on Building 9 and 10. Road Runner will have Buildings 1 and 6 standard completion done in two weeks. Rick also informed, he is now using another cabinetmaker using same product material and quality. We need more supervisors. Rick said they need a Project manager.

Building 100: Unit 101 is done, except for a small bottom step that needs be installed, Unit 102 needs a backsplash to the wall behind kitchen countertop and front door needs a peephole, Units 103 is finished, Unit 104 is also finished; aside what the owners are wanting to do in their unit themselves.

Building 200: All the units are done, except for Units 204 and 208. They are still waiting for the floor tile.

Building 500: The remaining four units need the flooring and the showers installed. They also need to be painted. The electrical work will be done by tomorrow. Road Runner will then do the final electrical testing for the building. Rick informed, they have all the materials that are needed for both 500 and 600 buildings. Building 500 will be completed in two weeks.

Building 600: Most of the units are finished, except for some minor items. The flooring, showers, doors and trim will be installed and finished in two weeks for the remaining units.

Building 300 & 400: The painters are in the two buildings right now. Bobby informed, they cannot do any work in these buildings yet due to the materials Road Runner ordered have not arrived yet.

Building 800: The electricians and framers will be finishing up by today. Inspection is scheduled for tomorrow. Microban will be applied to the whole 800 building. Bobby informed, it will take about 3 – 4 days to insulate the units.

Building 900: We will have a full crew in 900 building. The electrical and framing will be done by late next week. Per Bobby, the 900 building can be finished by August 10th. Buildings 9 and 10 – white box by 8-10-10. Building 11 - white box by 8-23-19.

Property/Harvey Manager's Report (Gayle):

Crew Update: The crews are working behind the 800 building replacing bulkhead walkways. Charley informed Gayle about the bulkhead that is behind the 200 building walkways is so low for the docks. Gayle will go and look at the bulkhead behind the 200 building tomorrow. Per Gayle, the bulkheads should all be level. All the bulkheads are capped except for the ones behind the 10 and 11 buildings. Gayle will get with Jim from Uretek to ask what can be done about the bulkhead behind the 200 building.

Bulkheads: Gayle informed, we now have a barge and the testing equipment available and the concrete to move forward. Pier lighting: All owners want electrical power for their future piers in buildings 10 and 11. Gayle informed, the pier lighting will run through the cap of the bulkhead.

Pool FOBS Update: The pool FOBS were done by Cristina. Gayle will be sending the owners an update and will inform in the update about the pool FOBS information

Annual Meeting Minutes: Gayle informed she will be typing the annual meeting minutes this coming weekend.

Financial Report (Gayle in Tom's absence):

\$143,143.15	Check received from TWIA - ICC
\$96,410.41	Operating Cash
\$190,501.39	Catastrophe Reserve
\$50,142.37	Navy Army
\$75,924.55	Bulkhead Reserve

Project Management & Appliance Reserve – No change from previous reports.

Gayle said that Tom reported on a process change with J&C to assure that we maintain confidential association record security and protect the privacy of our owners.

Architectural Committee (Patti/Charley):

CanvasUSA: Per Charley, Allen did send a designee to come out to measure the various application awnings and the price list. Patti informed, she had sent Allen an email, but she has not received a response yet.

Building Numbers: Patti briefed Sabrea, Road Runner about speaking with Rachel, Road Runner about placing the order for the remaining building numbers. The railing for the lower decks was discussed.

New Business: None Set

Next meeting is set for August 15, 2019 at 3 p.m.

Meeting is adjourned.