

KACA BOARD MEETING

Conference Call

August 15, 2019, 3:00 PM

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

Quorum present: Richard Beck, George Krapfel, Tom Geren, Patti Smith, Charley Adams and Deidra Muchmore, Cross Roads. Also present were Gayle Connolly, General Manager and Cristina Garcia, Assistant Manager. Rick Daniel and Bobby Daniel, Road Runner were not on the conference call.

Cross Roads Update (Deidra):

TWIA: Chip DeVilbiss, TWIA is meeting today with his managers at TWIA regarding the release of our check in the next several days. TWIA has the spreadsheet for the base claim, ICC for the electric and the lower deck extension request to complete the ICC related repairs. We are expecting a phone call by tomorrow morning to give us their results of their meeting about our claim.

Base: We will be at limits at every building per Deidra.

ICC: The electrical has been submitted and we are expecting a check for \$688,994. Deidra has completed and sent a preliminary estimate to completely remove and replace every lower deck at Key Allegro. Deidra has also submitted a copy of the Engineer's repair plan. TWIA will be sending their Engineer to look at the lower decks. Per Deidra, we have not received payment for the HVAC strapping.

Road Runner (Gayle's Overview):

Building Numbers: Road Runner's office has all the information that they need. Rachel Daniel, Road Runner just needs to contact Hunter Short at Build.com to give him their payment information. Hunter Short has the building numbers order ready to submit. Hunter Short will try again to contact Road Runner office.

Addendum: The Addendum was not discussed due to Rick Daniel, Road Runner was not on conference call.

New Crews: Road Runner does have new crews, but we had fewer crews this week onsite then the previous week. This may be based on the influx of new funds. Road Runner did not order anything for Buildings 300 and 400. We are still receiving selections for Buildings 500 & 600. Both of which were supposed to be done at the beginning of June.

Buildings 100, 200, 500 and 600: Some buildings are complete; some are nearly complete. We are still in those four buildings. Road Runner is doing "punch list" now.

Implementation of Buildings 300 & 400: The painters are in the two buildings right now. There are still no selections such as door kits, trim kits, flooring, cabinets and light fixtures. The materials ordered are supposed to arrive this week. We have been waiting for two weeks for owner selections orders to arrive.

Push on Sandollar:

Building 800: We passed our inspection. Microban, insulation and drywall are being scheduled right now.

Building 900: Electric, framing and plumbing people have moved so well and we expect to go to go from 800 into 900.

Property/Harvey Manager's Report (Gayle):

Crew Update: The crews will be finished with the 800 building bulkhead walkways today, then move to the 200 building walkways next.

1000 & 1100 Bulkhead Update: The concrete pour for the new bulkhead vinyl wall will be on Monday morning, August 19, 2019.

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: The Board approved the Annual meeting minutes.

The Narvids: Richard to send an email to the Narvids.

Financial Report (Tom):

Tom sent the Board the Financials through July yesterday Johnson & Creekmore. Tom informed we received the \$143,000 TWIA check in late July.

\$101,293 American Bank – General Operating Revenue

\$183,501 Catastrophe Reserve - This amount has decreased by \$7,000 for invoice payment to Engineer.

\$72,072 Bulkhead Reserve - Tom took out another \$35,000 line of credit to pay Jim Leavelle, Engineer, Uretex

\$58,000 Appliance Reserve

\$33,800 Management Reserve

Maintenance Reserve: Tom informed, we closed the Navy Army Reserve account and moved the funds to American Bank reserve account.

Lower Decks: Funding alternatives were discussed.

Key Allegro Website: Password protection for our website was discussed.

Architectural Committee (Patti/Charley):

CanvasUSA: Per Charley, he spoke with Allen this afternoon and he is ready to start hanging the awnings. Allen is working on their website so that there will be a Key Allegro section and our owners can get a code to access the section.

New Business: None Set

Next meeting is set for August 28, 2019 in Rockport with Road Runner.

Meeting is adjourned.