

KEY ALLEGRO CANAL & PROPERTY OWNERS ASSOCIATION
DIRECTORS MEETING – July 19, 2021, 8:30 a.m.

Via Zoom Video Conferencing

DIRECTORS PRESENT: Lynn Powers, Myatt Hancock, Brink Brinkerhoff, Jim Martin, Stephen Portner, John Schwarz, Jr. and Keitha Spiekerman

ABSENT: None

GUESTS: Henry Stewart and Chris Veatch with Spectrum AM

Lynn welcomed everyone to the July meeting. A quorum of Directors was certified, and Lynn Powers called the meeting to order at 8:30 a.m. Motion was made to accept the May 18, 2021, minutes as stated and written. Motion was passed unanimously.

FINANCIAL – Brink Brinkerhoff reported the financials as follows:

Balance Sheet:

The balance sheet continues to look good. Special Assessment has \$807k in cash and assets which is intended for items in the original assessment budget. Some of the Special assessment funds will be used this year for the Island wide LED lighting project.

The canal reserve account has approximately \$650k which is to be used for canal maintenance and may be under reserved unless we are able to get a large grant for dredging.

The General Reserve has approximately \$132k in cash assets from the bridge easement. Our operating account has approximately \$423k in cash assets and are still owed approximately \$21k in 2021 assessments.

P&L:

The operating P&L is now tracking behind budget with actual income at \$175 and a year-to-date budget of \$175k through June. Operating expenses are approximately \$182k against a budget of \$160k. The overage in expenses is from legal (almost \$10k over due to the lawsuit) and ground maintenance (\$11k over because of the freeze with plant removal and mulching). We will continue to have additional legal bills with Mike Thurman as we try to reinstate the POA for the planned merger. Our year-to-date net income was a \$9k loss versus a budget of a \$15k income.

For additional information on the P&L's, go to www.spectrumam.com

MANAGEMENT REPORTS- Chris Veatch reported that email and address changes continue to be updated as we try to capture remaining 2021 dues.

SECURITY: Brink Brinkerhoff reported that crime is down. Burglary of a vessel has not occurred since May of 2020. No home thefts reported since February. Eight traffic incidents were reported around the bridge (new category). Only one incident was reported over the Fourth of July.

The use of a bridge camera will remain when the new bridge is built.

ARCHITECTURE CONTROL COMMITTEE- Stephen Portner reported year to date had 69 building permits issued, versus 57 for last year. There are 5 new home builds versus 2 last year and 19 bulkheads versus 9 last year! Due to State Law changes all Board members can no longer serve on the ACC as of September 1st.

BRIDGE: Lynn reported that three lights are now in use, and traffic flow appears to be doing well. There is no longer egress or ingress through the channel under the bridge which will remain in effect until completion of the bridge which is expected in August 2022. TxDOT dive team inspected under the bridge and found the bridge is in the same condition as last year's inspection and continued use of the bridge is safe.

REVTMENT PROJECT: Lynn Powers met with the City two weeks ago and reviewed possible solutions for temporary repair. Flat gambion baskets will be filled with rock and placed along the damaged shoreline in the next four to six weeks to protect the shoreline. Current timeline on the long revetment project is as follows: Design review will begin in September, Permit acquisition in December, Bidding in February, Construction beginning in April and ending in June. This will be funded by a 2.3-million-dollar grant from TCEQ with some participation by KACPOA to finish common area along Bay Shore.

NEW BUSINESS- Following items were discussed:

- New ACC members, Trey Hancock and George Moore were unanimously appointed
- John discussed contact with ACND concerning water purity in Little Bay. Monies are being secured to help inflow get out to Aransas Bay through re-routing, canal venting, and large culverts near the guard post at Rockport Beach. John will continue to meet with Malcom and Keith.
- Stephen Portner was nominated to replace Susan O'Bryant as Chair of Nominating Committee. Passed unanimously.
- Lynn proposed a committee to deal with documents and legal issues to build a history of Key Allegro for future Boards, Myatt Hancock will also serve on this committee. Passed unanimously.

MEMBERS QUESTIONS AND STATEMENTS:

- Nancy Rausch at 3 Jamaica had concerns regarding pool rules, especially number of people per household. There are 6 currently allowed per household. This is posted on the pool gate and on the pumphouse.

ADJOURN – The meeting was adjourned at 9:05 a.m.

NEXT MEETING- September 20, 2021, at 8:30 a.m.

An Executive Session was convened following the regular Board meeting.