



ALCA Board – June 24, 2021

Present – D Khadra, C Clayton, T Burke, P Randazzo, M Ladd, J Channell

Meeting Agenda – Board Closed Review – Call to Order 4:55 pm

- Treasurer's report & additional comments – TB
 - ALCA is in exceptionally good financial shape
- Projects to be scheduled – JC
 - Power-wash & Stain Buildings “L” & “M” are scheduled for late August
 - Window Washing – happened on 6/23 & 6/24 – 2021
 - Two deck projects for 2021 are completed – lower levels of 3388 & 3390 ASD
 - Back entrance stairway of Building “B” completed
 - Back entrance stairway of Building “A” to be completed in August 2021
- Roofs – Full Inspection Follow-Up & Repairs on all Buildings – JC
 - Inspection has been completed
 - Board will prepare and share a schedule based on Inspection results
- Actions taken outside of a Board Meeting – TB
 - This topic has been delayed until next Board meeting
- Directory – ML
 - M Ladd and K Wiegand have reviewed and made edits to recent proof – 6/21/21
- Dry-Well in 3390 & 3392 ASD front entrance – JC
 - Installation of new Dry-Well has been approved – 5/0
- Pay invoice to Stanley Savage (decks / stairs) – JC
 - Approved – 5/0
- Tree trimming entire complex – JC
 - Large trees
 - Walkway/Entrance shrubs
 - Arbor Tree is scheduled to visit Adams Landing to survey and provide a quote
- Sand replacement along the beach – JC
 - Board is looking for a way to fill unsafe voids created by heavy rains
 - Board is also looking at concerns raised regarding beach erosion
- Brick veneer Bldg. J & K – JC
 - Work completed on 6/24 and 6/25



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- Chimney caps – TB
 - Replacement of four (4) caps to be scheduled this year – Approved 5/0
- Road cracks – TB
 - ALCA roads suffer from fatigue cracking also known as alligatored asphalt
 - Board is bidding out the process of Cut and Patch for late 2021 – Approved 5/0
 - Cut & Patch in first year
 - Seal Coat in second year and every 3rd year afterwards
 - This process should yield an additional 4-year life span year after year
- Electric panel replacement Bldg. A – DK
 - Work by Current Solutions scheduled for September/October – Approved 5/0
- Snug Harbor Wall – DK
 - Next settlement hearing date is 7/25/2021
- MRC spending authorization (gutters between lower decks of Bldg. D & E) – DK
 - Spending to replace gutters – Approved 5/0
- MRC spending authorization for future projects (in general) – DK
 - Not to exceed authorization of \$500 – Approved 5/0
- Arched Window Survey Next Steps – DK
 - Met with Wallside 6/23/2021
 - Communication to residents is forthcoming
- Building A structural investigation took place on 5/4/2021 – JC
 - Unified has been asked to provide an additional assessment – Approved 5/0
- Building K carpet concerns – DK
 - Board to review carpet condition and make recommendation
 - Metro Group to request bids
- Pool Deck – TB
 - Repairs and replacement of bad boards will take place after pool closes
 - Work will include power-washing and staining
 - Metro Group will obtain bids



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These following topics have been delayed until next Board meeting

- Residents wanting to plant flowers or shrubs need to get approval first – ML
 - Landscape Committee approval
 - Board approval
- Grills – meet with Fire Department – DK
- Fire Pits – DK
- Kayak Rack Proposal – DK
- Windows / Survey Co-Owners – DK
 - Metro Group to prepare a non-biased survey for Board review & approval
- Social Committee Update – CC
 - Next event to be scheduled for early summer

Meeting Agenda – Community Open Discussion – 6pm to 7pm

Present – D Reid, B Holman, R Locher, P Locher, P Khadra, K Wiegand, V

Holland, D Rollins, R Rollins, B Sporn, T Storbeck

- Metro Group Management Update – JC – 10 min
- Treasurer Update – TB – 10 min
- President Update – DK – 10 min
- Open Forum Discussion – 20 min
 - Board will look at *not* staining balcony deck floors due to cracking and peeling
 - All communications will be delivered by mail to those not using computers
 - Need to look at lawn repairs due to heavy rains
 - Add new step along beach at end of walkway between Bldg.'s. G and H
 - Beach erosion concerns need in-depth research to find a reasonable solution
 - Pool and Clubhouse Rules within the “Rules We Live By”
 - “An adult resident from your unit must be present any time your guest is at the pool.”
 - Board to review and make a recommendation