

Regency Point Townhomes Association, Inc.

MINUTES

FROM BOARD OF DIRECTORS MEETING

Monday, October 23, 2023

5:30pm

Regency Point Townhomes – Pool House

The meeting was called to order at 5:30pm by Jason Huckabay.

Proxy to J. Huckabay - Raphael Taylor –President

Present - Jason Huckabay – Treasurer

Present- Brett Moreland – Secretary

Present - Brandon Boyd – Director

Proxy to B. Boyd - James “Buddy” Walters – Director

ACMG – Jennifer Stanley, Community Manager

Owners – Sign In Sheet

Minutes: **October 23, 2023 Board of Director Meeting Minutes**

Motion: Brandon Boyd made a motion to accept the September 11, 2023 Board of Directors Meeting Minutes with spelling correction.

Second: Brett Moreland seconds the motion.

Carried: The motion was carried.

Maintenance Report – 10/2023

Building Repairs & Maintenance Unit Repairs

Units 3 & 4 - **BIDDING**

Stucco Repairs – MHB Bid \$7,440

Caulk/Paint - MHB Bid \$1,503

Unit 62 & 63

MHB 4ft Concrete Deck Remodel

Vast Structural Engineering – **Specifications Pending**

Unit 63

Garage Header – Vast Structural Engineering

Inspected, Braced

Vast Structural Engineering – Inspection/Specs

MHB \$7,572.49

Units 72

Vast Engineering – **Inspection Report Pending**

Regency Point Townhomes Association, Inc.

Sports Court

Lighting/Breaker Box Repairs/Timer – **TABLE**

Pool Area

Pool Coping & Tiles – **BIDDING**

Dominion Pools Pool Resurface \$18,788

Tile/Coping \$10,467

Pool House Drainage Repair – **HOLD FOR WORK DAY**

Test Svc. \$1,288

Pool House Wall Interior Repair - **TABLE**

Test Svc. Sheet Rock – Ext. Wall \$1,178

A/C Unit Wall \$678

Pool House Wall Stucco Exterior Repairs - **TABLE**

Test Svc. \$924

Building Painting /Repair Specs – **BIDDING**

More Home Builders \$211,365

Test Svc. Updating Bid

Affordable Solutions Updating Bid

The Woodlands Premiere Remodeling Bidding

Budget & Funding

Bulkhead Repairs - Committee: Funding \$54,000.00 Balance \$15,474.94

Raphael Taylor, Brett Moreland, Matt Kello, Jason Huckabay

Bulkhead Committee Report:

Evaluation of low areas & holes along Bulkhead. Mr. Holloway (Slip 12) will monitor wash-out.

Boat & Trailer Storage Area:

Discussion: Needed repairs: Fencing, fill material, layout.

Work Day:

Discussion: Need Volunteers for Project coordination.

Relocate Doggy Station

Parking & Towing Policy Draft: TABLE

Discussion: Recommendations: Contractor Parking, Loading/Unloading in front of Units, Paint Fire Lanes. Attorney review of overflow parking and any possible assigned parking.

Regency Point Townhomes Association, Inc.

Architectural Control Procedures Draft:

Discussion: Sent to Architectural Control Committee for comment- add Checklist.
B. Boyd

Association Attorney:

Discussion: The Board reviewed 3 Engagement Letters from HOA Attorneys.

Motion: Raphael Taylor made a motion to hire The Owens Law Firm to represent the Association, replacing The Fowler Law Firm.
Second: Brandon Boyd seconds the motion.
Carried: The motion was carried.

New Business:

Diamondhead Water Bill – Capital Improvement Increase:

Discussion: Diamondhead Water must replace aging pipes in both communities.

Financials: The Board reviewed the September 2023 Financial Statements \$47,906 in Operating Fund; SA Bulkhead \$15,954; Insurance Deductible \$7,526; Painting of Buildings \$25,007; General Reserve \$9,150 Total \$105,065.

Motion: Brandon Boyd made a motion to accept the September 2023 Financials as presented.
Second: Raphael Taylor seconds the motion.
Carried: The motion was carried.

Owners Forum: N/A

Adjournment of Board of Directors Meeting:

The meeting was adjourned at 6:46 pm.

Executive Session: 6:47pm-6:57pm Topics: Collections, Restriction Enforcement

Next Meeting: November 13, 2023 at 5:30pm – Regency Pool House