

Regency Point Townhomes Association, Inc.

MINUTES

FROM BOARD OF DIRECTORS MEETING

Monday, November 13, 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 October 23, 2023 Board of Directors Meeting Minutes.

Second: Brett Moreland seconds the motion.

Carried: The motion was carried.

Maintenance Report – 11/2023

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**

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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.

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.

Architectural Control Procedures Draft: TABLE

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

Regency Point Townhomes Association, Inc.

Association Attorney:

Discussion: The Board will schedule a meeting with the Owen's Law Firm to discuss the Association's Master Insurance policies and options available to decrease rising costs and difficulty finding carriers.

New Business:

Master Insurance Policy Renewal 12/16/23

As an update, I just got off the phone with the broker we have been utilizing to obtain quotes. He has been having some difficulty in obtaining property coverage from a number of the surplus lines carriers. There are a number of issues that are coming into play.

- Ironically, the community is just a bit too far inland for ICAT to quote. They are very competitive based on the market, but they do not quote in Montgomery County.
- The age of the buildings (originally built in 1979) has also led to some roadblocks with the carriers
- Lastly, some of the carriers he approached were fine with the buildings, but the private boat docks led to declinations

We have approached all of the available markets at this point, and our broker anticipates that he should be able to obtain a primary and excess quote for the property. The GL shouldn't be an issue. The premium may be higher than you're anticipating and the deductibles for wind/hail may be rather high. Unfortunately, this is the trend in the market overall.

I just wanted to keep you informed on our progress. As soon as I have more information, I'll let you know. The expiration date on the current coverage is 12/6/2023.

Best Regards,

BILL MASON

Account Manager

ASSOCIATIONS INSURANCE AGENCY, INC.

Direct: 214-716-3883

Fax: 214-751-2390

Work Day:

Chris Gardner will coordinate.

December 16, 2023 9:00am-1:30pm Lunch Provided -Email Blast

Discussion: Relocate Doggy Station or remove.

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Community Reminders:

Discussion: Guest Responsibility/Boat Slips – Unit Owner Property/Pet Policy

T-Dock – Boat Cover Inquiry:

Discussion: Boat Lift Covers are not allowed on the T-Dock – pull prior minutes/legal opinion for review.

Financials: The Board reviewed the October 2023 Financial Statements \$48,975 in Operating Fund; SA Bulkhead \$15,474; Insurance Deductible \$7,526; Painting of Buildings \$25,007; General Reserve \$9,164 Total \$106,149.

Motion: Brandon Boyd made a motion to accept the October 2023 Financials as presented.

Second: Brett Moreland seconds the motion.

Carried: The motion was carried.

Owners Forum:

Discussion: Insurance Policy – inquire about any actions that could be taken to make the property more marketable.

Adjournment of Board of Directors Meeting:

The meeting was adjourned at 6:43 pm.

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

Next Meeting: December 11, 2023 at 5:30pm – Regency Pool House