

# Regency Point Townhome Association

## Board of Director's Meeting

**Monday, February 12, 2024**

**5:30pm Via Zoom**

## AGENDA

### Join Zoom Meeting

**<https://us02web.zoom.us/j/85635181172?pwd=UzBqOUU5Vnh6OHVZbU4yWktXNUUxZz09>**

**Meeting ID: 856 3518 1172**

**Passcode: 397099**

- 1) Call Meeting to Order
- 2) Establishment of Quorum
- 3) Review/Acceptance of Minutes
  - A. January 8, 2024 BOD/Owner's Informational Meeting – Insurance Premium Increase/Dues Increase
- 4) Maintenance Report
  - A. Project List
    - (1) Vast Structural Engineering
      - (a) Units 62/63 Concrete Balcony Replacement/63 Header
    - (2) Building Painting Bids – Update to Include Stucco/Trim/Front Entrance Wall
    - (3) Pool Repairs
      - (a) Plaster/Coping/Tiles - Bids
      - (b) Pool Building Repairs - Bid
  - B. Bulkhead Committee
- 5) Old Business
  - A. Parking & Towing Policy Draft - Table
  - B. Architectural Control Procedures Draft
    - (1) T Dock Low Profile Boat Cover Request – Pending Attorney Review
    - (2) Fencing Units 22-30 – Pending Attorney Review of 20 ft' Assignment Steps
  - C. Legal Meeting – The Owen's Law Firm 1-4-2024 2:00pm Zoom
    - (1) Greenbelt Lots/The Fowler Law Firm Work Product
    - (2) Architectural Control Items
    - (3) Insurance Requirements for Association Coverage
      - (i) Options for Deed Restriction Re-Write for Insurance Coverage
      - (ii) House Bill 998
    - (4) BOD/Owners Informational Meeting 1-8-2024
    - (5) Special Call Membership Meeting – Increase Monthly Dues 2-10-2024
- 6) New Business
  - A. Master Policy – Insurance Renewal 12/6
    - (1) Dues Increase \$155 a Month for Townhome Units – March 1, 2024
  - B. Annual Membership Meeting Saturday, March 23, 2024 10:00am – Pool House
    - (1) Candidate Notice – Email

# Regency Point Townhome Association

- (a) 4 Board of Director Positions
  - (b) 1 ACC Position
- C. Deed Restriction Amendment Suggestions
  - (1) Covered Dock – Repair Responsibilities
- D. Flood Damage
- E. Any Other New Business
- 7) Financial Report
- 8) Owner's Forum
  - A. Limit 10 Minutes per Owner
- 9) Executive Session – Topics: Legal Updates, Collections, Code Enforcement
  - A. Ratify Deed Violation Hearing Results 1-6-2024
- 10) Next Meeting Date
  - A. Board of Director's Meeting – Monday, March 11, 2024 – Via Zoom
  - B. Annual Membership Meeting Saturday, March 23, 2024 10:00am – Pool House
- 11) Adjournment