

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

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- (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