

Regency Point Townhomes Association, Inc.

**MINUTES
FROM BOARD OF DIRECTORS MEETING
Monday, April 9, 2024
5:30pm
Regency Point Townhomes – Virtual Meeting – Zoom**

The meeting was called to order at 5:30pm by Brandon Boyd.

Present – Brandon Boyd –President
Present - Jason Huckabay – Treasurer
Present- Chris Gardiner – Secretary
Vacant – Director
Vacant – Director

ACMG – Jennifer Stanley, Community Manager

Owners

**Minutes: February 12, 2024 Board of Directors/Owners Informational
Insurance Policy Meeting Minutes**

Brandon Boyd moved to approve the February 12, 2024 Board of Directors/Owners Informational Insurance Policy Meeting Minutes, Second by Jason Huckabay, Passed unopposed.

Appointment of Officers & Directors:

Brandon Boyd – President
Jason Huckabay – Treasurer
Chris Gardiner – Secretary

Brandon Boyd moved to appoint the Board of Director Officers, Second by Jason Huckabay, Passed unopposed.

Maintenance Report –

Building Repairs & Maintenance
Unit Repairs

Units 3 & 4 - BIDDING

Stucco Repairs –	MHB Bid \$7,440
Unit 62 & 63	MHB 4ft Concrete Deck Remodel
	Vast Structural Engineering – Received - Bidding

Regency Point Townhomes Association, Inc.

Unit 63

Garage Header – Vast Structural Engineering
Inspected, Braced
Vast Structural Engineering – Inspection/Specs
MHB \$7,572.49 - Updating

Sports Court

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

Pool Area

Pool Replaster/Coping/Tiles – **BIDDING**

Dominion Pools	\$29,255
Sunlife Pools	\$25,133
Red Wave Pools	\$15,425

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

Test Svc.	\$1,288
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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
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Building Painting /Repair Specs – **BIDDING**

More Home Builders	\$211,365
Test Svc.	Updating Bid
Certa Pro Painting	Request Bid
Affordable Solutions	No Response
The Woodlands Premiere Remodeling	No Response

Budget & Funding – Special Assessment

Bulkhead Repairs - Committee: Balance \$16,024 – Solicit Additional Contractors.
Brandon Boyd, Matt Kello, Jason Huckabay, Chris Gardiner

Old Business:

Parking & Towing Policy Draft: **TABLE**

Architectural Control Procedures Draft: **TABLE**

T Dock Low Profile Boat Covers and Covered Dock Owner Responsibility for Maintenance:

Discussion: Items to be sent to the Attorney for review.

Annual Membership Meeting – Saturday, March 23, 2024 10:00am – Regency Point Pool House.

Regency Point Townhomes Association, Inc.

Financials: The Board reviewed the March 2024 Financial Statements \$57,654 in Operating Fund; SA Bulkhead \$16,024; Painting of Buildings \$11,754; Total \$85,433.

Brandon Boyd moved to approve the Financial Reports as presented, Second by Jason Huckabay, Passed unopposed.

Master Insurance Policies:

Discussion: Schedule Zoom Meeting to review additional quote for policies.

Adjournment of Board of Directors Meeting into Executive Session:

The meeting was adjourned at 6:15pm.

Executive Session Topics: Legal Updates, Collections, Code Enforcement

Adjournment of Executive Session:

The meeting was adjourned at 6:41pm.

Next Meeting: May 13, 2024 5:30pm – virtual Zoom Meeting.