

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

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

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.