

Regency Point Townhomes Association, Inc.

**MINUTES
FROM BOARD OF DIRECTORS MEETING
Monday, July 18, 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 In Attendance

Minutes: May 13, 2024 Board of Directors

Jason Huckabay moved to approve the May 13, 2024 Board of Directors Meeting Minutes, Second by Chris Gardiner, Passed unopposed.

Maintenance Report –

Maintenance Report – 7/2024

Building Repairs & Maintenance - Pending

Unit 1 - Interior Garage from Roof Leak - Scheduling
Unit 35 Roof Replacement – Lakeside Metal Villa Roof Tiles

Test Svc \$19,845 ½ Roof
Saxon Roofing – No Bid Returned

Rigid Roofing – Inspected/No Bid Returned
Royal Crow Roofing – No Bid Returned

Unit 62 & 63 - HOLD

MHB 4ft Concrete Deck Remodel

Vast Structural Engineering – Received

MHB	Unit 62	\$9,849.46
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MHB	Unit 63	\$9,948.46
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Unit 63 - HOLD

Garage Header – Vast Structural Engineering
Inspected, Braced

Vast Structural Engineering – Inspection/Specs
MHB \$4,620.32

Storm Damage Roof/Flashing/Repairs Reported

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Unit 4	Completed
Unit 17	Bidding
Unit 19	Bidding
Unit 28	Bidding
Unit 31	Bidding
Unit 32	Bidding
Unit 33	Bidding
Unit 40	Bidding

T-Dock

Breaker Box – Electrician - Completed

Sports Court

Lighting/Breaker Box Repairs/Timer – TABLE

Pool Area

Pool Replaster/Coping/Tiles - TABLE

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

Building Painting /Repair Specs - TABLE

Budget & Funding – Special Assessment

Bulkhead Repairs - Committee: Brandon Boyd, Matt Kello, Jason Huckabay, Chris Gardner

Contractor Bids/Repairs Needed

Unit 9 Repair Request: Association Repair or Reimb.

Lake Life Construction - \$7,125

Unit 12 Review of Prior Repair/Backfill/2x12Cap

Unit 15 Repair Request

Unit 16 Repair Request

Unit 22 Repair Request

Open Area Next to Unit 1 – Failure

Boat Ramp

Lake Conroe Construction \$190 a ft. *approx.

James Poole \$220 a ft.

Marina Construction \$290 a ft. reduced from \$300 if 200 ft. or more done

Lakelife Construction \$285 a ft. turn key *approx.

Bulkhead Repair Requests:

Discussion: The Board reviewed Unit 9's request to have the bulkhead in front of Slip 9 repaired by Lakelife Construction during their Boat Slip remodeling project. Unit 9 has offered to pay for the bulkhead repair and have the amount of the repair credited towards their Maintenance Account. Unit 15 has requested a date for bulkhead repairs in front of Slip 15 by the 1st week of August so they can inform potential buyers of the repair

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schedule. Bulkhead failure between Slips 2 and 3, Owners have requested repair schedule. Lakelife Construction will be contacted to bid these areas in conjunction with the work on Unit 9.

Old Business:

T Dock Low Profile Boat Covers and Covered Dock Owner Responsibility for Maintenance, Greenbelt Lot Ownership: Attorney Review

New Business:

Appointment of Vacant Board Positions:

Glenda Ewing, Phil Ewing

Discussion: The Board resolved that the vacant positions should be filled by owners that did not both represent the same Unit. The Board would accept 1 of the Owners.

Financials: The Board reviewed the June 2024 Financial Statements \$77,684 in Operating Fund; SA Bulkhead \$16,024; Painting of Buildings \$11,754; Total \$105,473.

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

Adjournment of Board of Directors Meeting into Executive Session:

The meeting was adjourned at 6:38pm.

Executive Session Topics: Legal Updates, Collections, Code Enforcement

Adjournment of Executive Session:

The meeting was adjourned at 7:25pm.

Next Meeting: August 21, 2024 5:30pm – virtual Zoom Meeting – *Cancelled due to Quorum.*