

# 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

MHB Unit 63                      \$9,948.46

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

# Regency Point Townhomes Association, Inc.

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 1<sup>st</sup> week of August so they can inform potential buyers of the repair

# Regency Point Townhomes Association, Inc.

schedule. Bulkhead failure between Slips 2 and 3, Owners have requested repair schedule. Lakelif 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 Huckabay, 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.*