

Regency Point Townhomes Association, Inc.

**MINUTES
FROM BOARD OF DIRECTORS' MEETING
Monday, September 18, 2024
5:30pm
Regency Point Townhomes – Virtual Meeting – Zoom**

The meeting was called to order at 5:34pm 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

Guest – Matt Little – Lakelife Construction (5:42pm)

Bulkhead Presentation: Matt Little – Lakelife Construction

Discussion: Matt Little discussed the poor state of the bulkhead, the issue with owner's lifts installed on the common bulkhead that would need to be removed for HOA repairs and possible finance options with Lakelife Construction. He will draft proposals for bulkhead repairs and filling of immediate holes/haul off debris.

Minutes: September 18, 2024, Board of Directors

Jason Huckabay moved to approve September 18, 2024, Board of Directors Meeting Minutes, Second by Chris Gardiner, Passed unopposed.

Maintenance Report – 8/2024

Building Repairs & Maintenance - Pending

Unit 1 - Interior Garage from Roof Leak – Scheduled
Unit 4 – Storm Repairs – Stucco End Wall
Unit 35 Roof Replacement – Lakeside Metal Villa Roof Tiles
314 Roofing \$21,614 Entire Roof
*Financed \$480.64 60 mos.
Test Svc \$19,845 ½ Roof
Saxon Roofing – No Bid
Rigid Roofing – Inspected/No Bid
Royal Crow Roofing – No Bid

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Unit 62 & 63

MHB 4ft Concrete Deck Remodel
Vast Structural Engineering – Received
MHB Unit 62 \$9,849.46 - HOLD
MHB Unit 63 \$9,948.46 - HOLD

Unit 63

Garage Header – Vast Structural Engineering
Inspected, Braced
Vast Structural Engineering – Inspection/Specs
MHB \$4,620.32 - HOLD

Storm Damage Roof/Flashing/Repairs Reported

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

Pool Area

Pool Replaster/Coping/Tiles - TABLE

Pool House Wall Interior/Exterior Repair -A/C Unit Location & Stucco Repairs

Pool Restroom Cleaning – 1x a month May-Sept, 2x a month Oct-April

Key Janitorial Svc	\$55
Alejandrina Perez	\$60
Sherron Sears	\$75
Erika Rollins	\$80

Building Painting /Repair Specs – TABLE

Budget & Funding – Special Assessment

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

Contractor Bids/Repairs Needed

Units 2-3 Repair Request

Unit 9 Repair Request: Association Repair or Reimb.

Lake Life Construction - \$7,125

Unit 10 Repair Request: Association Repair or Reimb.

Lake Life Construction - \$7,125* approx.

Unit 12 Review of Prior Repair/Backfill/2x12Cap.

Unit 15 Repair Request

Unit 16 Repair Request

Unit 22 Repair Request

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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. turnkey *approx.

Bulkhead Repair Requests:

Discussion: The Board reviewed Unit 9/10's request to have the bulkhead in front of Slip 9/10 repaired by Lakelife Construction during their Boat Slip remodeling project. Unit 9/10 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, so they can inform potential buyers of the repair schedule. Bulkhead failure between Slips 2 and 3, Owners have requested repair schedule. Additional bid from landscaper for filling holes along the bulkhead/haul off storm debris.

Pool House Repairs:

Discussion: Combo lock at Pool House Gate is not working. Chris Gardiner will purchase material and paint the restroom floor.

Jason Huckabay made a motion to approve 314 Roofing's bid for replacing the roof on Unit 35 with metal tiles, Second by Chris Gardiner, Passed unopposed.

Jason Huckabay made a motion to approve Sherron Sears' bid for cleaning the Pool Restroom, Second by Chris Gardiner, Passed unopposed.

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:

Phil Ewing, Nancy Lojuk

Chris Gardiner made a motion to appoint both Phil Ewing and Nancy Lojuk to fill the unexpired terms of the 2 vacant Board of Director positions, Second by Jason Huckabay, Passed unopposed.

Financials: The Board reviewed the August 2024 Financial Statements \$79,069 in Operating Fund; SA Bulkhead \$16,024; Painting of Buildings \$11,768; Total \$106,862.

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

Small Business Administration:

Discussion: A Loan application has been submitted to the SBA for Hurricane Beryl damage.

Owner's Forum:

Discussion: Individual owner's claims vs. HOA claims.

Adjournment of Board of Directors Meeting into Executive Session:

The meeting was adjourned at 6:47pm.

Executive Session Topics: Legal Updates, Collections, Code Enforcement

Adjournment of Executive Session:

The meeting was adjourned at 7:05pm.

Next Meeting: October 16, 2024, 5:30pm – virtual Zoom Meeting