

# Regency Point Townhomes Association, Inc.

**MINUTES**  
**FROM BOARD OF DIRECTORS' MEETING**  
**Wednesday, October 16, 2024**  
**5:30pm**

The meeting was called to order at 5:34pm by Brandon Boyd.

Present – Brandon Boyd –President  
Absent - Jason Huckabay – Treasurer  
Present- Chris Gardiner – Secretary  
Present - Phil Ewing – Director  
Present - Nancy Lojuk – Director

ACMG – Jennifer Stanley, Community Manager

## Owners In Attendance

## Minutes: July 18, 2024, Board of Directors

Chris Gardiner moved to approve July 18, 2024, Board of Directors Meeting Minutes, Second by Phil Ewing, Passed unopposed.

## Building Repairs & Maintenance - Pending

## Unit 4 – Storm Repairs – Stucco End Wall

## Unit 35 Roof Replacement –Completed

## Unit 36 – Balcony Header/Trim Repair/Paint

## Unit 62 & 63

MHB 4ft Concrete Deck Remodel

Vast Structural Engineering – Received

Vast Structural Engineering Received  
MHB Unit 62 \$9,849.46 - HOLD

MHB Unit 62 \$9,549.46 - HOLD  
MHB Unit 63 \$9,948.46 - HOLD

Unit 63

Garage Header – Vast Structural Engineering

## Garage Header – Inspected, Braced

Inspected, Braced  
Vast Structural Engineering - Inspection/Specs

Vast Structural Engineering – Inspection/Specs  
MHP \$1,620.33 HOLD

MHB \$4,020.52 - HOLD  
Flushing/Ramsey Reported

## Storm Damage Roof/Flashing/Repairs Reported

Unit 1	4	22	27	28	29	30	31	32
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Unit 1, 4, 22, 27, 28, 29, 30, 31, 32, 33, 39, 40, 63, 68

## Storm Damage Common Areas

## Bulkhead Holes/Debris Haul Off

JP Landscape \$1,850.00

Lakelife Construction \$2,160.00

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## Pool Area

Pool Plaster/Coping/Tiles - TABLE

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

Building Painting /Repair Specs – TABLE

Budget & Funding – Special Assessment

Bulkhead Committee: Brandon Boyd, Matt Kello, Jason Huckabee, Chris Gardner, Phil Ewing

## Contractor Bids

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
Lake Life Construction	\$285 a ft. turn key *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 Lake Life 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. Lake Life Construction provided bids for optional anchor types and will draft Finance Terms for the project.

Phil Ewing moved to approve JP Lawn Services bid to install dirt/haul off debris along the bulkhead, Second by Nancy Lojuk, Passed unopposed.

## Old Business:

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

## Insurance Premium Refund:

**Discussion:** Policy Refund received from Association's Insurance for the cancelation of the prior policies 4/22/2024 check for \$5,168.71 dated 9/27, but there wasn't a breakdown as to what that refund was for – have requested.

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## **New Business:**

**Financials:** The Board reviewed the September 2024 Financial Statements \$73,937 in Operating Fund; SA Bulkhead \$16,024; Painting of Buildings \$11,775; Total \$101,737.

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

## **Small Business Administration:**

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

## **Entrance Gate:**

**Discussion:** All Gates & Doors – investigate source of Exit Gate problems. Brandon Boyd will work with the contractor to determine a permanent solution.

## **Storage Area Fence Repairs:**

**Discussion:** Handyman bids needed for the Storage Area Fence.

## **Waste Management:**

**Discussion:** Contacted regarding overflow of trash. The contract is for 2 x a week. Reduced from 3 x a week – monitor.

## **Common Area Improvements:**

**Discussion:** Suggestions from Unit 65 - would like to turn our back canal into a resort view for all to enjoy. We would pay for materials and build it. If others want to help that would be great. We would do this overtime - not all at once due to expenses.

Put Fajita Jacks Margaritaville Lake House Monty's etc. point towards the correct location - pole would be secure.

Build & Paint this turquoise & put "Lake Conroe" on it  
Anchor it down. Would be removable if needed Great photo opportunity

2 4x4 post with hammock  
Maybe eventually could add a couple palm trees

Later add an area with 4-6 Adirondack chairs & fire pit. All removable if needed  
Set up similar areas like at Margaritaville

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The Board approved the additional items for the Common Area.

## **Work Day:**

**Discussion:** Phil Ewing offered to organize a Fall Work Day.

## **Owner's Forum:**

**Discussion:** Unit 15 request to have separate pricing for the bulkhead repair in front of his Boat Slip only.

## **Adjournment of Board of Directors Meeting into Executive Session:**

The meeting was adjourned at 6:40pm.

## **Executive Session Topics: Legal Updates, Collections, Code Enforcement**

## **Adjournment of Executive Session:**

The meeting was adjourned at 7:00pm.

**Next Meeting:** November 20, 2024, 5:30pm – virtual Zoom Meeting