

# Regency Point Townhomes Association, Inc.

**MINUTES  
FROM BOARD OF DIRECTORS' MEETING  
Wednesday, November 20, 2024  
5:30pm**

**Regency Point Townhomes – Virtual Meeting – Zoom**

The meeting was called to order at 5:30pm by Jason Huckabay.

Proxy to J. Huckabee – Brandon Boyd –President  
Present - Jason Huckabee – Treasurer  
Present- Chris Gardiner – Secretary  
Present - Phil Ewing – Director  
Present - Nancy Lojuk – Director

ACMG – Jennifer Stanley, Community Manager

## Owners In Attendance

## Minutes: October 16, 2024, Board of Directors

Chris Gardiner moved to approve October 16, 2024, Board of Directors Meeting Minutes, Second by Phil Ewing, Passed unopposed.

Maintenance Report – 11/2024

## Building Repairs & Maintenance - Pending

Unit 4 –End Wall Request for Engineer Inspection  
Unit 12 –Header Request for Engineer Inspection  
Unit 23 – Skylight Repair - Sealed  
Unit 35 Roof Replacement – Temp Material Replacement  
Unit 36 – Balcony Header/Trim Repair/Paint/Gutter Repairs  
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 1, 3, 4, 22, 23, 27, 28, 29, 30, 31, 32, 33, 39, 40, 63, 68

# Regency Point Townhomes Association, Inc.

## Storm Damage Common Areas

### Bulkhead Holes/Debris Haul Off

JP Landscape	\$1,850.00 - Approved
*Additional Specs	\$854.32

## Pool Area

### Pool Plaster/Coping/Tiles - TABLE

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

### Relocate A/C Unit to Window/Seal Window/Wall

MHB	\$3,391
Test Svc.	\$1,687
Interior Wall Repairs	
MHB	\$1,390
Test Svc.	\$1,178

## Storage Area Fence

Terry's Home Repair	\$2,275
Test Svc.	\$4,575

## Building Painting /Repair Specs – TABLE

### Budget & Funding – Special Assessment

Bulkhead Committee: Brandon Boyd, Matt Kello, Jason Huckabee, Chris Gardiner, 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
Lakelife 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, 3, 4. Owners have requested repair schedule. Lake Life Construction provided bids for optional anchor types. The Board has decided to have the bulkhead repaired using standard anchors. The Board reviewed draft Finance Terms for the entire Bulkhead Project. A Special Assessment will be needed for funding.

# Regency Point Townhomes Association, Inc.

Phil Ewing moved to approve Lakelife Construction's bid for Bulkhead repairs on Units 9 and 10 using standard anchors, Second by Chris Gardiner, Passed unopposed.

## **Bulkhead Holes/Debris Haul Off:**

It was estimated it would take an extra (2) cubic yards (on top of the original 20-yards quoted) to fill these holes. It was also discussed that trenching and installing filter cloth lining so that the new dirt would not erode back into the lake was needed from Units 13-15. Jim in Unit 12 already installed the filter cloth lining in his so none would be needed.

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

## **Pool House Repairs:**

**Discussion:** The Board reviewed the bids for relocating the Pool House A/C Unit to the window and repairing the water damaged sheet rock.

Chris Gardiner moved to approve Test Services bid for Pool House Repairs, Second by Phil Ewing, Passed unopposed.

## **Old Business:**

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

## **New Business:**

**Financials:** The Board reviewed the October 2024 Financial Statements \$76,428 in Operating Fund; SA Bulkhead \$16,024; Painting of Buildings \$11,778; Total \$104,231.

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

## **Storage Area Fence Repairs:**

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

Chris Gardiner moved to approve Terry's Home Repair's bid for minor fence repairs at the Trailer Storage Area, Second by Nancy Lojuk, Passed unopposed.

# Regency Point Townhomes Association, Inc.

## **Owner's Forum:**

**Discussion:** Unit 15 request to have separate pricing for the bulkhead repair in front of his Boat Slip only. Loss Assessment Riders on individual owners' insurance policies. Request to have Association issue a Special Assessment for the bulkhead repairs in front of his boat slip so that he can claim a Loss Assessment on his individual insurance policy.  
– The request has been sent to the HOA Attorney for Legal Opinion.

## **Adjournment of Board of Directors Meeting:**

The meeting was adjourned at 6:42pm.

**Next Meeting:** December 18, 2024, 5:30pm – virtual Zoom Meeting