

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. Huckabay – Brandon Boyd –President

Present - Jason Huckabay – 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

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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

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Storm Damage Common Areas

Bulkhead Holes/Debris Haul Off

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

Pool Area

Pool Replaster/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 Huckabay, 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.

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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.

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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