

# Regency Point Townhomes Association, Inc.

**MINUTES**  
**FROM BOARD OF DIRECTORS MEETING**  
**Wednesday, January 15, 2025**  
**5:30pm**  
**Regency Point Townhomes – Virtual Meeting – Zoom**

The meeting was called to order at 5:30pm 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

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**Minutes: December 18, 2024 Board of Directors Meeting Minutes**

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

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**Maintenance Report:**

Bulkhead Repairs -

Committee: Brandon Boyd, Matt Kello, Jason Huckabay, Chris Gardiner, Phil Ewing, Nancy Lojuk

Fund Balance \$16,024

Contractor Bids

Lake Conroe Marie 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. turnkey *approx.

# Regency Point Townhomes Association, Inc.

## **Special Assessment for Bulkhead Replacement:**

**Discussion:** The Board reviewed the Financing Terms offered by Lake Life Construction. Approximately \$3,000-5,000 for Individual Slip Owners: Electrical/Box/Lift Disconnect/Reconnect.

Lake Life Construction  
Finance Option (785 Linear Feet)  
\$243,350  
0% Interest  
\$75,000 Down Payment  
\$4,167 a Month for 40.4 Months

\$75,000 Down Payment  
-16,000 Bulkhead Account SA 2022 Balance  
**\$59,000 – Proposed \$1,100 Special Assessment per Unit (54)**

**\$4,167 a Month for 40.4 Months (54 Units) (\$168,346) Special Assessment of \$78 a Month for 40.4 Months**

Matt Little with Lakelife Construction addressed the Board and owners regarding the scope and time frame of project. The bid includes 785 linear feet, additional areas of concern Canal behind 3 story building and Units 11-12 were not included. The Board has asked the contractor to update the Bid and include detailed specs and drawings for review. Once received the Special Call Membership Meeting will be rescheduled.

The Special Called Membership Meeting to be held on January 18, 2025 at 10:00am will be postponed.

**Financials:** The Board reviewed the December 2024 Year End Financial Statements \$89,498 in Operating Fund; SA Bulkhead \$16,024; Painting of Buildings \$11,785; Total \$117,308.

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

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

The meeting was adjourned at 6:40pm.

## **Next Meeting:**

February 19, 2025 via Zoom