

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

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.

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