

Regency Point Townhomes Association, Inc.

MINUTES FROM BOARD OF DIRECTORS MEETING Wednesday, February 19, 2025

5:30pm

Regency Point Townhomes – Virtual Meeting – Zoom

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

Present – Brandon Boyd –President
Present - Jason Huckabay – Treasurer
Present- Chris Gardiner – Secretary
Present – Nancy Lojuk – Director
Vacant Position

ACMG – Jennifer Stanley, Community Manager

Owners

Board of Director Vacancy:

Phil Ewing submitted his resignation from the Board of Directors.

Minutes: January 15, 2025 Board of Directors Meeting Minutes

Chris Gardiner moved to approve the January 15, 2025, Board of Directors Meeting Minutes, Second by Nancy Lojuk, Passed unopposed.

Maintenance Report:

Building Repairs & Maintenance - Pending

Unit 4 –End Wall Request for Engineer Inspection – *Vast Schedule*

Unit 12 –Header Request for Engineer Inspection - *Vast Schedule*

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 *Completed*

Unit 1, 3, 4, 22, 23, 27, 28, 29, 30, 31, 32, 33, 39, 40, 63, 65, 68

Regency Point Townhomes Association, Inc.

Pool Area

Pool Replaster/Coping/Tiles - *TABLE*

Building Painting /Repair Specs – *TABLE*

Budget & Funding – Special Assessment

Tennis Court Lighting

Solomon Electric Bid \$7,937.50 (8) Lights/Timer

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

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. turnkey *approx.

Bulkhead Repairs -

Committee: Brandon Boyd, Matt Kello, Jason Huckabay, Chris Gardiner, 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.

Bulkhead Expenses and Potential Special Assessment:

Discussion:

The Board discussed the possibility of approving prepayment of Bulkhead expenses for Units 1 through 4 and 15. Concerns about the potential cash flow issues and the impact on the Budget. Approval might need to be conditional on the availability of funds in the Budget. A Special Assessment might be necessary to cover the Bulkhead expenses, and that the approval might be limited to a certain number of units. The team agreed to continue the discussion after reviewing the 2025 Budget.

Jason Huckabay moved to approve a repayment schedule of not more than 60 months, due to budget constraints, for prepaid Bulkhead repairs by Units 1, 2, 3, 4, 15. Second by Brandon Boyd. Passed unopposed.

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Financials: The Board reviewed the January 2025 Financial Statements \$54,360 in Operating Fund; SA Bulkhead \$16,024; Painting of Buildings \$11,789; Total \$82,175.

Brandon Boyd moved to approve the Financial Reports as presented, Second Nancy Lojuk, Passed unopposed.

Discussion: Draft 2025 Budget – review prior to Annual Membership Meeting.
Policy renewal April 19, 2025.

New Business:

Annual Membership Meeting:

Saturday, March 29, 2025 at 10:00am
Offices of Amity Community Management Group – Downstairs Training Room

Election Candacy Notice:

3 Board of Director Positions available
3 Architectural Control Committee Positions available

Comcast/Xfinity Network Expansion:

Discussion: Comcast/Xfinity will be expanding their network inside of Regency Point.
Schedule meeting to discuss installation details.

Adjournment of Board of Directors Meeting into Executive Session:

The Board of Directors meeting was adjourned at 6:30pm.

Executive Session: 6:34pm – 6:55pm

Topics: Collections, Deed Restriction Enforcement, Architectural Control, Legal Opinion

Next Meeting:

March 19, 2025 5:30pm via Zoom – Board of Directors Meeting
March 29, 2025 10:00am– Annual Membership Meeting