

Regency Point Townhomes Association, Inc.

MINUTES FROM BOARD OF DIRECTORS MEETING Wednesday, April 16, 2025

5:30pm

Regency Point Townhomes – Virtual Meeting – Zoom

The meeting was called to order at 5:31pm by Brandon Boyd.

Present – Brandon Boyd
Present- Chris Gardiner
Present – Nancy Lojuk
Present – Daniel Bazan
Proxy to B. Boyd – Brett Moreland

ACMG – Jennifer Stanley, Community Manager

Owners in Attendance

Appoint Officers & Directors:

President: *Brett Moreland*
Treasurer: Daniel Bazan
Secretary: Chris Gardiner
Director: Nancy Lojuk
Director: Brandon Boyd

Brandon Boyd moved to appoint the Officers and Directors of the Board, he will confirm acceptance of President by Brett Moreland (absent), Second Nancy Lojuk, Passed \ unopposed.

Appointment of Bulkhead Committee:

Discussion: William Holloway has requested to be on the Bulkhead Committee. Solicit 2 additional volunteers.

Brandon Boyd moved to appoint William Holloway as Bulkhead Committee Chairperson, Second Nancy Lojuk, Passed Chris Gardiner, Passed unopposed.

Minutes: **March 19, 2025 Board of Directors Meeting Minutes**

Brandon Boyd moved to approve the March 19, 2025, Board of Directors Meeting Minutes, Second by Chris Gardiner, Passed unopposed.

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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*

- Backfill Area in front of Boat Slip – JP Lawn Svc. Bid

Unit 23 – Request for HOA to replace grass patch at driveway

JP Lawn Svc. Bid

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*

Building Painting /Repair Specs – *TABLE*

Budget & Funding – Special Assessment

Pool Area

Pool Replaster/Leak Repair/Coping/Tiles

Budget & Funding – Special Assessment

Tennis Court Lighting

Budget & Funding - Special Assessment

Bulkhead Repairs:

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 Expenses and Potential Special Assessment:

Discussion:

The Board discussed the need for a special assessment to fund critical bulkhead repairs and other maintenance issues, with a minimum of \$2,000 per unit potentially spread over 4-5 months. They also debated the financing terms for bulkhead repairs, the possibility of reimbursing homeowners for previous work, and the allocation of remaining funds. Lastly, they discussed plans for a special assessment to fund repairs to the bulkhead, pool, and tennis courts, with a total assessment of

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around \$2,000 per unit. A repayment schedule of not more than 60 months, due to budget constraints, for prepaid Bulkhead repairs.

Special Assessment Proposal for Capital Improvement Projects:

Discussion: \$2,000.00 per Unit Special Assessment

Special Call Meeting – May 3, 2025 at the Pool House 10:00am

Brandon Boyd moved to hold a Special Call Membership Meeting to vote on a proposed \$2,000 per Unit Special Assessment for Capital Improvement Projects, Second Chris Gardiner, Passed unopposed.

Financials: The Board reviewed the March 2025 Financial Statements \$69,427 in Operating Fund; SA Bulkhead \$16,024; Painting of Buildings \$11,796; Total \$97,428.

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

New Business:

Insurance Policy Renewals:

Discussion: The Board reviewed renewal quotes for the expiring policies – 4/22/2025 received from the Agent. Inquire about availability and options for excluded Equipment Breakdown.

Brandon Boyd moved to renew the Property Policy with SRU (Lloyd's of London) for \$142,632.36 , Second Chris Gardiner, Passed unopposed.

Draft Parking & Towing Policy & Pet Policy: Table

Spring Work Day:

May 17, 2025 – Chris Gardiner

Projects: Mulch/Paint Parking Lot Lines/Paint Gate & Pool Fence/Clean Boat Storage Area.

Unit 23 Fencing Inquiry – Survey Requirements

Discussion: Requests assurance that before spending money on a Survey for fencing that the ACC would Approve the Application.

Adjournment of Board of Directors Meeting into Executive Session:

The Board of Directors meeting was adjourned at 6:42pm.

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Executive Session: 6:42pm – 7:00pm

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

Next Meeting:

May 3, 2025 10:00am– Special Call Membership Meeting – Regency Pool House

May 21, 2025 5:30pm via Zoom – Board of Directors Meeting

Approved