

# Regency Point Townhomes Association, Inc.

**MINUTES**  
**FROM BOARD OF DIRECTORS MEETING**  
**Wednesday, May 21, 2025**  
**5:30pm**  
**Regency Point Townhomes – Virtual Meeting – Zoom**

The meeting was called to order at 5:34pm by Brett Moreland.

Present – Brett Moreland –President  
Present – Daniel Bazan – Treasurer  
Present- Chris Gardiner – Secretary  
Present – Nancy Lojuk – Director  
Present – Brandon Boyd – Director

ACMG – Jennifer Stanley, Community Manager

Owners in Present/Zoom Audio Only

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**Minutes:      April 16, 2025 Board of Directors Meeting Minutes**

Brandon Boyd moved to approve the April 16, 2025, Board of Directors Meeting Minutes, Second by Chris Gardiner, Passed unopposed.

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**Maintenance Report:**

Building Repairs & Maintenance - Pending

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

Unit 62 & 63 – *Solicit Bids*

MHB 4ft Concrete Deck Remodel

Vast Structural Engineering – Received

MHB Unit 62                      \$9,849.46

MHB Unit 63                      \$9,948.46

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

Bulkhead Replacement & Repairs:

Contractor Bids

Lakelif Construction \$285 a ft. turnkey \*approx.    \$87,00.00 2025 Special  
Assessment. Diagram provided for initial evaluation Units 1-19 – Attachment.

# Regency Point Townhomes Association, Inc.

Move forward with San Jacinto River Authority Approval.

## Pool Area

Pool Replaster/Leak Repair/Coping/Tiles

Ultimate Pools \$18,375.00

Repairs are estimated to last approximately two weeks.

## Tennis Court Lighting

McCaffety Electric Co. \$3,886.17 (8 ) Lights/Timer

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## Work Day – Thank you Volunteers!

### 2025 Special Assessment for Capital Improvement Projects:

**Discussion:** Payment Terms - \$2,000.00 Invoice June 1, 2025, Due June 30, 2025 (30 days) or 4 Equal Payments July, August, September, October. Special Assessment inquiry for owners that may have coverage through their Home Owner's Insurance – add to Notice with Payment Terms.

**Financials:** The Board reviewed the April 2025 Financial Statements \$80,126 in Operating Fund; SA Bulkhead \$3,110; Painting of Buildings \$11,799; Total \$106,562.

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

### New Business:

#### Draft Parking & Towing Policy & Pet Policy:

**Discussion:** The draft Policies were sent to the Attorney for review; he did not have any objections. The Board is reviewing the Policies for approval.

Nancy Lojuk made a motion to conditionally approve the Parking & Towing Policy, pending the confirmation of details, Second by Daniel Bazan, Passed unopposed.

Nancy Lojuk made a motion to conditionally approve the Pet Policy, pending the confirmation of details, Second by Daniel Bazan, Passed unopposed.

#### Owner Repaired Bulkhead Reimbursement for Sod Unit 9 & 10:

**Discussion:** Approval of expenses by the Board prior to reimbursements.

Brandon Boyd moved to approve the reimbursement for both Units 9&10 for the installation of sod as part of the Bulkhead Repair project. Second Brett Moreland, Passed unopposed.

# Regency Point Townhomes Association, Inc.

**Unit 23** – Request to have the Association’s Attorney detail survey requirements for Common Area Assignments for Units 22-30 – Board will discuss.

**Boat Slip Placement** - Inquiry regarding adding Owner Boat Slips next to Unit 1 rather than the T-Dock.

**Tree Trimming** – The Board will solicit bids for tree trimming on the property.

**Pool House A/C Unit** – Replace A/C Unit – Daniel Bazan.

**Chain Link Gate Fencing Behind Units 31-41** – Board will review for repair recommendation.

**Adjournment of Board of Directors Meeting into Executive Session:**

The Board of Directors meeting was adjourned at 6:32pm.

**Executive Session:** 6:32pm – 6:50pm

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

**Actions Taken in Executive Session:**

Send Collection Accounts to Attorney – 2 Accounts to include the Special Assessment.

**Next Meeting:**

June 17, 2025 5:30pm via Zoom – Board of Directors Meeting