

Regency Point Townhome Association, Inc.

MINUTES FROM ANNUAL MEMBERSHIP MEETING

March 29, 2025

10:00am

Amity Community Management Group
Downstairs Training Room
96 Beach Walk Blvd.
Conroe, TX 77304

The meeting was opened at 10:17am by President, Brandon Boyd.

Establishment of Quorum:

A 25% Quorum was established.

16 Present/Proxy: Total Lots

Introductions:

The Board Members, Owners and Management were introduced.

Minutes:

Annual Membership Meeting March 23, 2024

Chris Gardiner moved to approve the March 23, 2024 Annual Membership Meeting Minutes as presented, Second by Nancy Lojuk. Passed unopposed.

Financials:

The Membership reviewed the 2024 Year End Financials, February 2025 Financials and 2025 Budget. Operating Account \$63,960; Reserve Fund \$27,817 (Painting of Buildings \$11,750, Bulkhead SA \$16,024); Total \$91,777.

Chris Gardiner moved to approve the Financial Reports and 2025 Budget as presented, Second by Nancy Lojuk. Passed unopposed.

Capital Improvement Projects:

1. Pool Leak Repairs & Resurfacing
 - a. *Budget \$20,000
2. Sports Court Lighting & Bench
 - a. *Budget \$6,000
3. Bulkhead Repairs & Replacement
 - a. Units 1-19
4. Building Repairs 62/63, 66/67 4ft Concrete Balconies, 63 Garage Header
 - a. *Budget 45,000

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5. Covered Dock Structure Repairs
6. Drainage/Storm Sewer Repairs/Concrete
7. Gate Improvements

Elections:

Board of Director Positions: 3 Positions Available

Nominations From the Floor:

Daniel Bazan, Brandon Boyd, Brett Moreland, Raphael Taylor

Architectural Control Committee Position: 3 Positions Available

Nominations From the Floor: Matt Kello, Dean Kisseberth, James Walters

Election Results: Thank you, Candidates.

Board of Directors: Daniel Bazan, Brandon Boyd, Brett Moreland

Archetectural Control Committee: Matt Kello, Dean Kisseberth, James Walters

Owner's Forum:

Bulkhead Repairs – Recommendations to hire a structural engineer to inspect and develop a repair scope. Brandon Boyd discussed preliminary review of the needed bulkhead repairs.

Sports Court Backstop – Request to add backstop for single play, mobile Pickle Ball net.

Adjournment: The Meeting was adjourned at 12:30pm.

Submitted by: Jennifer Stanley, Amity Community Management Group, LLC

The Board of Directors resolved to elect the Officers & Directors at the April Board of Directors Meeting:

Appointment of Officers & Directors: Hold

President:

Secretary:

Treasurer:

Director:

Director: