

Regency Point Townhomes Association, Inc.

MINUTES FROM BOARD OF DIRECTORS MEETING Tuesday, June 17, 2025 5:30pm

Regency Point Townhomes – Pool House – Zoom Audio

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

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

Minutes: May 21, 2025 Board of Directors Meeting Minutes

Brett Moreland moved to approve the May 21, 2025, Board of Directors Meeting Minutes, Second by Chris Gardiner, Passed unopposed.

Maintenance Report:

Bulkhead Repairs – Special Assessment \$87,000.00

Lake life Construction – \$80,000 Commencement June 18-20th, Completion – Weather Depending.

Bulkhead Replacement & Repairs:

Contractor Bids

Lake Life Construction \$80,000.00 of 2025 Special Assessment. Diagram provided for initial evaluation Units 1-19 – Attachment. San Jacinto River Authority Approval.

Daniel Bazan moved to approve the Lake Life Construction Invoice for \$40,000 (50% Down, 50% on Completion), Second by Chris Gardiner. Passed unopposed.

Discussion: Utilizing a standard contract for Association contractors – send out to Board for review.

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Pool Area

Pool Replaster/Leak Repair/Coping/Tiles
Ultimate Pools \$18,375.00

Repairs are estimated to last approximately two weeks.

Discussion: 3 layers of old plaster – contractor will remove within pricing of current contract. The Board reviewed pricing to replace the pool deck – hold for further investigation and funding.

Tennis Court Lighting

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

Discussion: Access to court – concern about the lift damaging the surface of the courts – material should be laid underneath.

Deficiency Report – The Board review the current report.

DEF-
3188 Unit 32 Ceiling Damage Recurring Roof Leak
DEF-
3189 Unit 27 Regency Point Recurring Roof Leak
DEF-
3190 Unit 26 Roof Leak
DEF-
3192 Unit 30 Recurring Skylight Leak
DEF-
3243 Unit 23 Roof Leak & Ceiling Damage
DEF-
3244 Unit 31 Roof Leak & Ceiling Damage
DEF-
3245 Unit 36 Gutter Overflow into A/C Unit

Unit 30 – Foundation Inspection – schedule with contractor.

Discussion: The Board reviewed the current deficiency report - Storm damage roof leaks and bids from ABM Water Proofing, Next Level Roofing and TEST Services. The Board will use ABM Water Proofing to repair the roofs.

Nancy Lojuk moved to approve the 5 bids from ABM Water Proofing on emergency roof leaks on Unit 23 of \$1,880, Unit 26 of \$2,180, Unit 27 of \$2,480 and Unit 30 of \$1,280, Second by Chris Gardiner. Passed unopposed.

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Tree Trimming:

Discussion: The Board discussed the bids received for tree trimming on the Common Areas.

Brett Moreland moved to approve JP Lawn Service's quote of \$1,500 for tree trimming on the Common Areas. Second by Chris Gardiner. Passed unopposed.

Discussion: The Board reviewed correspondence from an owner in Diamondhead that adjoins the property behind Units 31-41. The owner has requested tree trimming or removal of the sweet gum – have JP Lawn Svc. bid removal.

Perimeter Chain-link Fence – Behind Units 31-41:

Discussion: Right Fencing is available the week of 6/23-27 to view and bid repairs.

No Wake Buoys:

Nancy Lojuk made a motion to approve material reimbursement for reinstalling the No Wake Buoys. Second by Brett Moreland. Passed unopposed.

Building Repairs & Maintenance - Pending

Unit 62 & 63 – *Solicit Bids*

MHB 4ft Concrete Deck Remodel

Vast Structural Engineering – Received

MHB Unit 62	\$9,849.46
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MHB Unit 63	\$9,948.46
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Unit 63

Garage Header – Vast Structural Engineering

Inspected, Braced

Vast Structural Engineering – Inspection/Specs

MHB	\$4,620.32 - <i>HOLD</i>
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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.

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Financials: The Board reviewed the May 2025 Financial Statements \$87,385 in Operating Fund; SA Bulkhead \$2,460; Painting of Buildings \$11,801; Total \$101,647.

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

Pool House A/C Unit – Replace A/C Unit – Completed.

Adjournment of Board of Directors Meeting into Executive Session:

The Board of Directors meeting was adjourned at 6:38pm.

Executive Session: 6:40pm –7:00pm

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

Next Meeting:

July 16, 2025 5:30pm Pool House – Board of Directors Meeting