

# 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

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**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.*

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### **Maintenance Report:**

#### **Bulkhead Repairs – Special Assessment \$87,000.00**

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

#### **Bulkhead Replacement & Repairs:**

Contractor Bids

Lake Life Construction \$80,00.00 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.

# Regency Point Townhomes Association, Inc.

## 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.*

# Regency Point Townhomes Association, Inc.

## 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

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*

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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.

# Regency Point Townhomes Association, Inc.

**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