

Regency Point Townhomes Association, Inc.

**MINUTES
FROM BOARD OF DIRECTORS MEETING
Wednesday, August 20, 2025
5:30pm
Regency Point Townhomes – Pool House
90 Regency Point
Montgomery, TX 77356**

The meeting was called to order at 5:38pm by Brett Moreland, President.

Present – Brett Moreland –President
Present – Daniel Bazan – Treasurer
Present - Matt Kello– Secretary
Proxy to D. Bazan - Absent - Nancy Lojuk – Director
Present – Brandon Boyd – Director

ACMG – Jennifer Stanley, Community Manager

Owners Sign In

Minutes: July 16, 2025 Board of Directors Meeting Minutes

Brandon Boyd moved to approve the July 16, 2025, Board of Directors Meeting Minutes, Second by Daniel Bazan, Passed unopposed.

Maintenance Report:

Bulkhead Repairs – Lake Life Construction –Completed along with sod installation.

Discussion: Filling minor holes and low spots on the property – Brett Moreland will contact Lake Life to inquire about extra dirt. Have contractor check canal bulkhead top boards to secure while on property.

Pool Area - Pool Replaster/Leak Repair/Coping/Tiles. Ultimate Pools- Repairs are completed.

Tennis Court Lighting - McCaffety Electric Co. – Hydraulic fluid leaks on court surface – Board will remedy with contractor prior to payment.

Regency Point Townhomes Association, Inc.

Deficiency Report – The Board reviewed the current report.

Unit 8 Roof Leak

Unit 23 Roof Leak & Ceiling Damage – Roof Repaired

Unit 26 Roof Leak – Roof Repaired 7/29/25– Still Leaking 8/18/25 – Board will Bid Repairs

Unit 27 Roof Leak – Roof Repaired

Unit 29 Roof Leak & Ceiling Damage – Roof Repair Bid Approved

Unit 30 Roof Leak & Ceiling Damage, Foundation – Roof Repairs – Board will Bid Repairs

Unit 31 Roof Leak & Ceiling Damage – Roof Repaired

Unit 32 Ceiling Repair – Bid Approved

Unit 35 Garage Door Header & Stucco Repairs – Board will Bid Repairs

Unit 36 Gutter Overflow into A/C Unit – Board will Investigate

Unit 62 4' Concrete Balcony Pad Replacement – Board will Bid Repairs

Unit 63 Balcony Header Replacement – Board will Bid Repairs

Unit 63 4' Concrete Balcony Pad Replacement – Board will Bid Repairs

Perimeter Chain-link Fence – Behind Units 31-41 – Table for future funding.

Stucco Repair/Footing Repairs – Perimeter wall.

Boat Ramp Repairs – Bid for future funding.

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.

Financials: The Board reviewed the Jun 2025 Financial Statements \$96,704 in Operating Fund; SA Bulkhead \$2,460; Painting of Buildings \$11,803; Total \$101,967.

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

Old Business:

Parking & Towing Policy & Pet Policy:

Discussion: The Policies were sent to the Attorney for recording.

Regency Point Townhomes Association, Inc.

New Business:

Proposed Code of Conduct Resolution, Board of Director Confidentiality Agreement:

Discussion: The Board will review the proposed Resolution and Policy for adoption.

Common Areas:

Discussion: Unit 65 is requesting the Association install 2 picnic tables behind Units 62-73. The Board wishes to initiate a Beautification Committee that would have a budget and provide sketches for proposed installations on the Common Area for all owners to consider. 12' diameter area/pea gravel pad for fire pit and fire extinguisher/signage – the Board will review the sketch.

Adjournment of Board of Directors Meeting into Executive Session:

The Board of Directors meeting was adjourned at 6:24pm.

Executive Session: 6:25pm –7:00pm

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

Adjournment of Executive Session into Board of Directors Meeting: 7:00pm

Action Taken in Executive Session:

Brandon Boyd moved to approve the sending 1 owner to the attorney for construction without Architectural Control Approval, Second by Daniel Bazan, Passed unopposed.

Next Meeting:

September 17, 2025 5:30pm Pool House – Board of Directors Meeting