

Regency Point Townhomes Association, Inc.

MINUTES
FROM BOARD OF DIRECTORS MEETING
Wednesday, April 22, 2026
5:30pm
Regency Point Townhomes – Pool House
90 Regency Point
Montgomery, TX 77356

The meeting was called to order at 5:35pm by Matt Kello, Secretary.

Appointment of Officers & Directors: Hold on additional appointment.

Vacant –President

Present – Daniel Bazan - Treasurer

Present - Phone– Brandon Boyd - Director

Present - Phone– Jason Huckabay

Present – Scott Ortaolani

ACMG – Jennifer Stanley, Community Manager

Owners Sign In

Appointment of Board Vacancy:

Resignation – Brett Moreland – March 12, 2026 – Relocation

Appointment of Unexpired Term (2027) HOLD

Minutes: March 18, 2026 Board of Directors Meeting Minutes

Daniel Bazan moved to approve the March 18, 2026, as presented, second by Brandon Boyd, Passed unopposed.

Monthly Maintenance & Deficiency Report

March 2026

Prepared for the Board of Directors

1. Overview

The Board of Directors reviewed the current Maintenance and Deficiency Report, including active repair items, completed work, pending bids, and contractor proposals.

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The following summary reflects the status of all known maintenance issues and Board actions for the month.

2. Deficiency Report – Unit-Specific Updates

Unit 19

- **Issue:** Balcony supports cracking
- **Status:** Pending evaluation and repair planning and review by screen company
- **Board Action:** Board will solicit additional bids
- **Contractor/Bid Amount:** Grow Construction LLC, \$3,698.37 1/2026, \$2,745.17 Updated 4/17/2026, DryTex (Nancy), Arrow Remodeling \$1,613, Thomas Mueller (Nancy) \$1,080

Unit 26

- **Issue:** Roof leak
- **Status:** Roof repaired on 7/29/2025, but continued leaking as of 8/18/2025
- **Board Action:** Board will solicit bids for additional repairs
- **Contractor / Bid Amount:** ABM Waterproofing Roof inspection for mold; minor paint if no mold \$200.00 Approved 12/17/2025. ABM Waterproofing Roof flashing above living room \$2,980 Bid 2/1/2026

Unit 28

- **Issue:** Multiple roof leaks
- **Status:** Roof evaluation by contractor 3/3/26
- **Board Action:** Board will solicit additional bids
- **Contractor/Bid Amount:** ABM Waterproofing, \$6,310 Bid

Unit 31

- **Issue:** Ongoing roof leak, ceiling damage
- **Board Action:** Board will solicit bids for additional repairs
- **Contractor / Bid Amount:** ABM Waterproofing Roof flashing **Option 1** Clean, inspect, coat \$2,130 Bid, **Option 2** Remove and replace, anchor, caulk \$4,898 Bid

Unit 34

- **Issue:** Stucco deterioration at header
- **Status:** Board approved bid on 11/19/2025
- **Board Action:** Executed contract with Grow Construction for balcony stucco and flashing repairs totaling \$1,855. Received Change Order, Board will conference with Grow Construction. City of Conroe Inspection/Engineering Plans.
- **Contractor / Bid Amount:** Grow Construction – Change Order \$6,310.00.

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Unit 36

- **Issue:** Water flow from roof/gutters onto new A/C Unit
- **Status:** Board will investigate **2/2026**
- **Board Action:** Hold

3. Deficiency Report – Common Areas

Pool House

- **Issue:** Water intrusion under wall
- **Status:** Board will investigate **2/2026**
- **Board Action:**

Canal Bulkhead

- **Issue:** Top boards need securing
- **Status:** Board will investigate **2/2026**
- **Board Action:** Work Day

Storm Drains Units 22-31

- **Issue:** Insufficient drainage
- **Status:**
- **Board Action:**

Entrance Gate

- **Issue:** Telephone entry system was hit and damaged – Recommend new system
- **Status:** Board reviewed All Gates & Doors Bid **\$2,995**
- **Board Action:** Work Day

4. Future Capital Planning – Metal Roofing Replacement

The Board reviewed preliminary budget bids from multiple contractors for future metal roofing replacement across the community.

- **Bid Range:** **\$23,000 – \$34,650**
- **Status:** Under Board review for long-term capital planning

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5. Summary

The Association continues to address outstanding maintenance items, prioritize structural and water-intrusion repairs, and evaluate contractor proposals to ensure timely and cost-effective solutions. The Board will continue to monitor progress and solicit competitive bids where appropriate.

Discussion:

Unit 19 – Updated Bids reviewed

Brandon Boyd made a motion to conditionally approve Thomas Mueller's bid for repair for Unit 19's patio post and hardi plank upon further Board investigation. Second by Scott Ortoalani, Passed unopposed.

Brandon Boyd made a motion to approve the work order for Unit 28 upon review of additional bids. Second by Scott Ortoalani, Passed unopposed.

Scott Ortoalani made a motion to approve the work order for Unit 31 upon review of additional bids. Second by Daniel Bazan, Passed unopposed.

Brandon Boyd made a motion to conditionally approve Grow Construction's bid on Unit 34 pending specifications from engineering for fasteners & tie ins on the header beam replacement, Second by Scott Ortoalani, Passed unopposed.

Financials: The Board reviewed the March 2026 Financial Statements in Operating Fund \$132,013; Sports Court Reserve \$971; SA Bulkhead \$2,460; Painting of Buildings \$11,815; General Reserve \$25,005; Total Reserve Fund \$40,252.

Daniel Bazan moved to approve the Financial Reports as presented, second by Scott Ortoalani, Passed unopposed.

2026 Budget:

Discussion: The Board continue to review the 2026 Budget upon the receipt of the 2026-2027 Insurance Renewal at the end of April.

Old Business:

Parking & Towing Policy & Pet Policy:

Discussion: The Policies were sent to the Attorney for recording – need Notarized Signatures.

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Annual Membership Meeting:

Saturday, March 28, 2026 10:00am – Regency Pool House
2 Board Positions – Jason Huckababy, Scott Ortaolani, 1 ACC Position – Open

New Business:

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

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

Master Insurance Coverage:

Discussion: Revisiting legal opinion regarding the Association's ability to change the Governing Documents to have owners maintain and insure their own units. Board will Contact Owens Law Firm for new Legal opinion.

Scott Ortaolani moved to approve the Association Insurance Policy renewal with First Choice Insurance Partners, Second by Daniel Bazan

Owners Forum:

Unit 35 – Request to hastened repairs for neighboring unit as it is affecting salability. Removing old satellite cables from the Units.

Adjournment of Board of Directors Meeting into Executive Session 6:52pm

Executive Session: Topics: Legal Opinion, Collections, Code Enforcement

Adjournment of Executive Session and Board of Directors Meeting 7:20pm

Next Meeting:

May 20, 2026 5:30pm Pool House – Board of Directors Meeting