



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON JULY 26, 2019 AT 3:00 P.M. AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX 77581.

DIRECTORS PRESENT

Connie Harry, President
Ken Wright, Vice-President
Steve Anderson, Treasurer
Billy Potter, Director
Sandra Talley, Director
Merlin Mohr, Director

DIRECTORS ABSENT

Cindy Dutschke, Secretary

IN ATTENDANCE

19 Homeowners were in attendance.
Shannon Boogades, Community Manager, Inframark
Katie Ivanics, Portfolio Manager, Inframark

CALL TO ORDER

Due notice of the meeting having been given and a quorum being present, the meeting was called to order at 2:59 PM by Connie Harry, presiding, and Shannon Boogades and Katie Ivanics recorded minutes.

CONSIDERATION MINUTES

Upon a motion duly made and seconded the June 26, 2019 Board Meeting Minutes were approved as presented.

CONFIRMATION OF ELECTRONIC VOTING

There were two electronic votes to ratify and both were for Grounds Committee and trimming of trees. Both were ratified in favor by the Board.

PRESIDENT'S REPORT

- Connie Harry – thanked the Veteran's Club for their July 4th celebration. She thanked the flag team for the placing of the flags throughout the neighborhood. She also thanked the various members of the community for providing the food for the event. She also advised on the Fraud Seminar that was held and she has received positive reviews from it. She also wanted to bring to everyone's attention that Carolina has been with Bellavita a year now; so please stop by and congratulate her.

OPEN COMMENTS BY BOARD MEMBERS

- None

TREASURER'S REPORT

- Treasurer Steve Anderson gave the July report for June financials. Income for June 2019 was right on target and the income year-to-date is also right on target. Expenses for June were higher than budgeted mainly for significant repairs to the pool and clubhouse. This resulted in a loss of approximately \$11,500 for the month. Year-to-date revenue is about \$12,000, over budget and expenses are about \$18,000 under budget. This gives us a net positive income for the year so far of about \$30,000. The

Operating fund balance dropped by \$22,000 in June to \$703,000. and the Reserve fund balance was unchanged at \$553,000.

MANAGING AGENT'S REPORT

- Interview were done on Tuesday, July 22, 2019 and a candidate has been identified.
- Staff is working with Clubhouse committee to inventory furniture and fixtures in the clubhouse and annex.
- Have reached out to Rudy to bid painting the clubhouse (2020 budgeted item) which will be completed week of August 5, 2019 due to Rudy's vacation) and discussed holding off on carpet replacement until 2020- (2019 budgeted item)
- Fair Housing letters are ready to be mailed pending Board Review; more envelopes are being printed and Katie will be postage metering the envelopes at Inframark. They will be mailed from BellaVita.
- Jeff has assisted Nature Reserve with cleaning out the stream.
- Had the 911 emergency call box at the pool rewired- the current call box is outdated and an updated one is on order pending Katie's additional information.
- An electrical plug was installed behind the camera monitor.
- Worked with Rusticscapes to trim trees around the clubhouse in preparation for the new pest control company that starts August 1, 2019.
- 2 of the 3 lightbulbs have been changed in the glass case by the ballroom.
- Jeff has assisted with trimming of trees around the neighborhood.
- The outside lights by the ballroom entrance have been painted.
- One vendor was out to look at the A/V room door today and second will be out next week.
- One vendor was out today to discuss with a few Board members and the Facilities Chair the pool fence.

COMMITTEE REPORTS

- Belle's Canopy Project – Kay Simpson – presentation of the Canopy project. The Board was not ready to accept recommendation until the final funds were in place and the Belle's Club had voted on it.
- Architectural Committee – Ruth Southard- None Available.
- Awards Committee – Sandra Bornstein – None Available.
- Clubhouse Committee – Karen Bishop – Mentioned that when new cleaning company is sought the annex needs to be included as a weekly cleaning not bi-weekly as is now. The front entrance of the lobby and the ballroom entrance is to be painted with the non-slip red paint. Inventory with staff is in the works.
- Communications Committee – Nelda Hart – None Available
- Elections Committee – Ruth Southard – Recommendation to accept the 2020 Election schedule presented. All in favor.
- Facilities Committee – Dorothy Barrera – None Available
- Finance Committee – Don Jensen – None Available
- Grounds Committee – Diane Nicolas – None Available.
- Nature Reserve Committee – Joe Hearn – None Available

ADDITIONAL BUSINESS

Villas Master – Billy Potter – Villas Master received the bid back for the repair of the concrete fences and the total came to \$286 so the Board has been working on a plan of action.

Homeowner Concern Forms – Billy Potter– There were a few this month: 1) There was a sprinkler issue which concern the homeowners back yard which is a homeowner issue not the Association's responsibility. 2) There was a request for the mailboxes to be cleaned. It has been requested from the USPS however that is a slow process. 3) Another concern form was regarding mowing of the yards.

NEXT SCHEDULED MEETING

- Next scheduled Board meeting August 28, 2019.

EXECUTIVE SESSION

Executive session was called to consider actions involving personnel, pending litigation, contract negotiations, enforcement actions, matters involving invasion of privacy of individual owners, or matters that are to remain confidential by request of the affected parties and agreement of the Board.

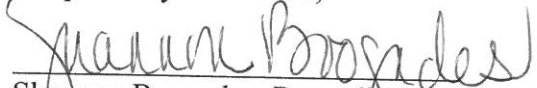
RECONVENE OPEN SESSION -SUMMARY


- There were several accounts discussed regarding moving forward with Final Demand Letters and transferring to the attorney. Several accounts will receive Reminder notices.
- A vote was taken to Authorize Suit and Foreclosure Proceedings on Delinquent Account(s) xxx022.
- A vote was taken to change attorneys from current to new and presented and signed engagement letters.
- GEICO claim has been completed for the fence around the front fountain. Repair will be forthcoming.
- A contract was discussed and approved for the Emergency Pool phone.
- There was an update regarding the offender who damaged the gate callbox.


ADJOURNMENT

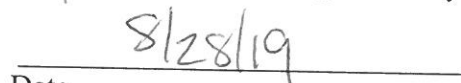
There being no further business, the meeting adjourned at 4:06 PM

Respectfully Submitted,


Shannon Boogades, Recording Secretary


Approved, Billy Potter


Katie Ivanics, Recording Secretary


Date