



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON OCTOBER 23, 2019 AT 3:00 P.M. AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX 77581.

DIRECTORS PRESENT

Connie Harry, President
Ken Wright, Vice-President
Cindy Dutschke, Secretary
Steve Anderson, Treasurer
Sandra Talley, Director
Merlin Mohr, Director

DIRECTORS ABSENT

Billy Potter, Director

IN ATTENDANCE

20 Homeowners were in attendance.
Shannon Boogades, Community 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 3:00 PM by Connie Harry presiding, and Shannon Boogades recorded minutes.

CONSIDERATION MINUTES

Upon a motion duly made and seconded the September 25, 2019 Board Meeting Minutes were approved as presented.

CONFIRMATION OF ELECTRONIC VOTING

- The replacement of batteries for the golf cart.
- The compressor purchase and installation for the A/C unit that services the Manager's office and Computer room.

PRESIDENT'S REPORT

- Connie Harry mentioned the voting that will be taking place in the BellaVita Arts & Crafts room on November 5, 2019. The mention of the Mistletoe Market was a success and that there were 1300 paid attendees. The Annex will be shut down the last week of October for painting and we are looking toward the first 2 weeks of January for the clubhouse and carpet laying right behind the painters to keep the downtime of the clubhouse to a minimum. The Men's Club Fish Fry is coming up as is That's Entertainment Club's Halloween Party.

OPEN COMMENTS BY BOARD MEMBERS

- None

TREASURER'S REPORT

- The total income for September was about \$6,500.00 over budget. Expenses for September were about \$2,000 over budget which gives a net income for the month of almost \$4,500. The Management fee to

Inframark, which is typically between \$27,000 and \$30,000 was not paid during the month and will show up twice next month. Our checking (operating) account ended September with a balance of \$309,000. This is down about \$145,000 which is mostly due to our decision to move \$400,000 from the operating to our savings (reserve) account. Our reserve account ended September with a balance of \$1,058,000. This reflects a \$400,000 cash transfer and also growth of about \$25,000.

MANAGING AGENT'S REPORT

- Golf cart has been repaired (new batteries and breaks) and delivered.
- Signed proposal for 2019 – 2020 HOA Insurance sent to Brady, Chapman and Holland. Billing will be forthcoming. Our insurance for the Community has only gone up approximately \$600 for the coming year.
- Roof proposal for 2nd leak was received (\$975.00). which is below my limit, so I signed the bid for acceptance. Both leaks were repaired on Friday, 10/18/19.
- Final walk-through with new cleaning company was done on Wednesday 10/9/19; that begins 10/21/19. Clarification of specific matters were made including the notations made by the clubhouse committee.
- Reminder letters are completed and sent.
- Finalized letter to be included with 2020 billing and all have been sent to Corporate for processing.
- Staff has recovered from Mistletoe Market Mania and we understand it was successful.
- Met with color consultant to discuss colors for painting and carpeting.
- The left exit gate motor was replaced 10/17/19.
- The Miller pool contract has been extended for an additional 2 years.
- Jeff has changed several light bulbs out front. The a/c vent covers have been replaced in the weight room.
- The lights in the parking lot have been changed to come on earlier since it is getting darker earlier.
- The painting of the Annex is scheduled October 28 – November 1. The library will close on October 25 for packing the books away.
- The garage sale was on Saturday, 10/19 and the gates had been set to open at the appropriate time.
- We have received the 3rd bid for the electrical channel that is outside the ballroom. Will forward to clubhouse committee and facilities committee for their review.
- Linda Kuhn has discovered “armored catfish” in the lake. From her, I am understanding that they are invasive so a plan of action will be created with the assistance of Lake Management.
- Art & Floors has given me a bid for stripping of the floor in the Arts and Crafts room. It is \$896.31 so will work with the sewing ladies and poker players to determine the best time to do this.
- The a/c compressor for the managers office and computer room was complete and this compressor has a warranty until 2023.

COMMITTEE REPORTS

- Architectural Committee – Ruth Southard- No Action Form was recommended for ARC applications that do not require ARC approval. Motion was made; seconded and passed with all in favor.
- Awards Committee – Sandra Bornstein – None Available.
- Clubhouse Committee – Karen Bishop – Committee made recommendation for pool furniture based on Chair King's amount which is \$4,999.94 Motion made; seconded and passed all in favor.
- Communications Committee – OPEN– Sandra Talley who is the Board liaison advised that a meeting with the Committee will be needed before a recommendation for the Chair position can be announced.
- Elections Committee – Ruth Southard – None Available
- Facilities Committee – Dorothy Barrera – None Available
- Finance Committee – Don Jensen – None Available

- Grounds Committee – Diane Nicolas – Grounds Committee has recommended that the Board accept additional funds be allocated to new landscaping to finish out phase 2 of the new landscaping. Estimate is approximately \$4,500.00 total. The Board advised they will review via evote and get back to her.
- Nature Reserve Committee – Linda Kuhn – The update for the platform is that it is the permit department at City of Pearland and November 23, 2019 from 9 a.m. to 11 a.m. will be the next Nature Walk.

ADDITIONAL BUSINESS

Villas Master – Connie Harry mentioned in Billy Potter’s absence that the Villas Masters will be holding a Town Hall meeting on November 13, 2019 in the BellaVita ballroom and all 3 communities are invited. This will be to discuss the Villas Masters responsibility to the wall along Scarsdale. Invitations will be going out soon.

Homeowner Concern Forms – Cindy Dutschke, one regarding a neighbor’s back yard that is overgrown. One is regarding a first-aid kit in the Annex; another for bushes that are overgrown and not trimmed and the last was a concern form that had a request for an ARC that needed to go to the ARC Committee and on the proper form.

NEXT SCHEDULED MEETING

- Next scheduled Board meeting November 20, 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.

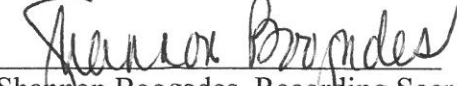
RECONVENE OPEN SESSION -SUMMARY

- There were several accounts discussed regarding moving forward with Final Demand Letters and transferring to the attorney. Several accounts will receive Reminder notices.

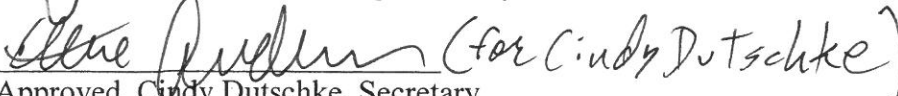
ADJOURNMENT

There being no further business, the meeting adjourned at 4:10 PM

Respectfully Submitted,


 Shannon Boogades, Recording Secretary

11/20/19
 Date

 (for Cindy Dutschke)
 Approved, Cindy Dutschke, Secretary