



MINUTES OF THE ANNUAL MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON MARCH 28, 2018 AT 7:00 P.M. AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX 77581.

DIRECTORS PRESENT

Dianne Clement, President
Billy Potter, Secretary
Connie Harry, Director
Ken Wright, Director

Steve Anderson, Treasurer
Bill Burdick, Vice-President
Fritz Ring, Director

ABESENT:

IN ATTENDANCE

Sign in sheet reflects homeowners that were in attendance.

Katie Ivanics, Portfolio Manager, Inframark, and 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 7:00PM by Dianne Clement, presiding, and Katie Ivanics and Shannon Boogades recorded minutes.

INTRODUCTIONS

Dianne Clement introduced members of the Board, Clubhouse staff and managing agent.

CONSIDERATION OF MINUTES

The minutes of the 2017 Annual Meeting Minutes were approved at April 2017 at Regular Board Meeting.

TREASURER'S REPORT

Steve Anderson, Treasurer discussed the 2017 Year End Balance Sheet and the 2017 Operating Revenue and Expenses Actual versus Budget. 2018 Operating Budget was discussed with percentages of the total expenses explained.

STATE OF THE ASSOCIATION

- Dianne Clement went over the HOA Organizational chart and explaining how the community thrives of volunteers who support the Board.
- The Board considers the state of the HOA finances and facilities continue to be very good. We have low delinquencies and low deed violations. The Board is working hard to increase the reserves.

- The Board had one task force this year which was the AV Sound and Audio System.
- Special thanks to the Clubs and Veterans Organization who continue to support numerous projects with BellaVita with financial support.
- Reminder that the BellaVita website and TownSquare is the new standard form of day-to-day information.
- 2017 was a challenging one; challenges included changing management companies. This included banking, homeowner accounts, updating contact info with vendors, financials and advocating for hiring current staff we had with FSR to remain at BellaVita.
- Hurricane Harvey – while we did not have rising water at the clubhouse we did have a major drainage issue which caused water to leak in. Additionally, our staff was unable to get onsite which caused the clubhouse to be closed for eight days.
- We changed from our previous landscape company to Maldonado. The change allowed the HOA dues to remain the same as 2017 assessments.
- There have been changes to the staff which have allowed us to hire an on-site community manager to be here daily. She is a licensed community manager along with her CMCA and AMS designation.
- Other staff additions including the hiring of Clubhouse Coordinator – Christine DeAngelis and Maintenance – Jeffrey Moore.

VILLAS MASTER HOA REPORT

- Bill Burdick – advised that the Masters had changed management companies as well to Inframark
- The Villas Masters Annual Meeting date was announced as well with an invitation to attend.

ELECTIONS COMMITTEE REPORT 2018 ELECTIONS

- Ron Gerlach, chair announced the additional members on the Elections Committee
- The 2018 election for Directors resulted in 5 candidates for the 4 director vacancies.
- The winners of the 2 3-year terms are:
 - Steve Anderson
 - Cindy Dutschke
- The winners of the 2 2-year terms are:
 - Dianne Clement
 - Ken Wright
- These four candidates are considered elected and will begin their terms at the close of this Annual meeting.

RECOGNITION OF BOARD SERVICE

- A special thanks was mentioned by Katie Ivanics to David Dommert – 2016/2017 Board Treasurer
- Fritz Ring, Board Member and Chair to Contract Subcommittee.

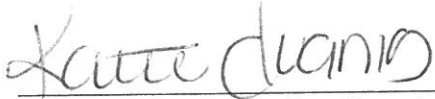
AWARDS COMMITTEE PRESENTATION

- Sandra Bornstein thanked those who have had 5 years of volunteering: Reuben Castillo, Fred Friske, Helen Friske, Dennis Imhoff, Gwen Imhoff, Barbara Jacobson, Robert Jacobson, Gail McCullah, Marion McKernan, Pat Molloy, Barbara Turisk, Roger Valdez, Anna Velasquez and Barbara Wiley
- 2017 Quarterly Award recipients: Connie Harry, Bill Burdick, Marjorie Parham and Steve Anderson
- Annual Rose Award:
Diane Nicolas

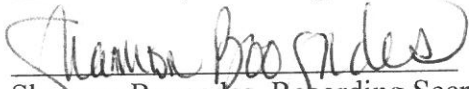
ADJOURN TO AWARDS SOCIAL

- A special thanks was given to Diane Nicolas for all of her hard work and to all the board members.
- Adjourn

Respectfully Submitted,



Katie Ivanics, Recording Secretary



Shannon Boogades, Recording Secretary


Approved, Billy Potter

3/27/2019
Date