



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON WEDNESDAY, APRIL 28, 2021 AT 3:00 P.M. VIA ZOOM THIS MONTH DUE TO COVID-19.

DIRECTORS PRESENT

Merlin Mohr, President
Dallas Smith, Vice-President
Connie Harry, Treasurer
Sandra Talley, Secretary
Billy Potter, Director
Bernie Bouman, Director
Don Smith, Director

DIRECTORS ABSENT

None

IN ATTENDANCE

11 Homeowners were in attendance.
Carolina Garcia, Community Coordinator, Inframark
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 3:04 PM by Merlin Mohr presiding, Shannon Boogades/Carolina Garcia recorded minutes.

CONSIDERATION MINUTES

Upon a motion duly made and seconded the March 3, 2021 Regular Meeting Minutes, the March 24, 2021 Annual Membership Meeting minutes, and March 24, 2021 were approved as presented.

CONFIRMATION OF ELECTRONIC VOTING

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| • Email vote for ARC Appeal | Email for Pool Replastering |
| • Email vote for TEC Proposal | Email vote for Lighting in Gym/Computer Room |
| • Email vote for Brinkmann Roofing | Email vote for Belle's closet remediation |
| • Email vote for Insurance Funds to Sewing Club | Email vote for Pressure Washing Concrete Fence |
| • Email vote for Nature Reserve Clean-up | Email vote for Bay Area Trees Expert – Tree trim |
| • Email vote for Landscape for Palm Island | Email vote for Arts/Crafts room from Fallow |

PRESIDENT'S REPORT

- The Board thanked Connie Harry for her guidance and volunteerism from being on committees to serving on the Board. The Board presented her with flowers and a plaque acknowledging her for her service to BellaVita

OPEN COMMENTS BY BOARD MEMBERS

- Sandra Talley made an additional “Thank you” to Connie.

TREASURER’S REPORT

- As of February 28, 2021, the Operating Fund was \$318,705.65. This was up \$21,706.31 from the January Report. The Reserve Fund balance was \$1,301,318.64, up \$22,578.20.
- The Operating Fund balance as of March 31, 2021 was \$369,575.45, up \$50,869.80. The Reserve Fund balance was \$1,330,175.55, up \$28,856.90. Treasurer moves that the Board accept the February and March 2021 financial statements as prepared by Inframark. Billy Potter Seconded; motion carried.

MANAGING AGENT’S REPORT

- Randy (maintenance man) has signed the acceptance letter and has moved into the background phase. This could take minimum of 3 – 5 days barring any issues. **Update – his start date is April 26th. He is finishing up the paperwork and safety classes that he is required to have. After these are complete, we will be training on the rest of the tasks that maintenance requires.
- The pool will be heated 4/15 as normally scheduled. However, we will need to shut down in mid-May for the resurfacing. (potentially 2-3 weeks needed for downtime.) Specific date to be determined.
- Fallow has completed the cleaning of the concrete perimeter wall.
- Fallow will begin work on the Belle’s closet Friday (9th) – at the latest Monday, (12th). ***UPDATE – Fallow has completed the drywall and has final touches to put on.
- Email sent to West Development to determine who was taking pictures from Berlino into the Nature Reserve. 4.7.21 I have not had a response.
- Electrical issues in the Office/Break area. There are not enough plugs for one corner and the electrical wiring has shorted out. Incorrect wiring has been determined to be the cause. Estimate has been e-voted on and sent to vendor – pending scheduling.
- Elke’s shirts have been ordered and embroidered for when we open.
- The staff has started the scanning of the boxes that were pulled from storage.
- The maintenance task list has been updated including the special projects that have not been attended to since previous staff left.
- Received the Flood Insurance billing for renewal for the Annex. The Clubhouse will be received in September.
- I have been in contact with the concrete fence vendor and are planning a day for them to come out. This will require a 30-day notice to the homeowners who back up to the white concrete fence.

COMMITTEE REPORTS

- General Approval: Committee members: Gary Donovan -ARC, Danny Koons-Facilities, Karla Wild and Sue Smith-Grounds; Bernie Bouman made motion; Dallas Smith seconded; motion carried.
- Architectural Committee – Ruth Southard- None Available.
- Awards Committee – Sandra Bornstein – None Available.
- Clubhouse Committee – Karen Bishop – None Available.
- Communications Committee – Lark Billick – None Available
- Community Relations Committee – Janet DelSardo – None Available
- Elections Committee – Ruth Southard –None Available
- Facilities Committee – Dorothy Barrera – None Available
- Finance Committee – Don Jensen – None Available.

- Grounds Committee – Diane Nicolas – None Available.
- Nature Reserve Committee – Linda Kuhn – None Available

ADDITIONAL BUSINESS

Villas Master –No update from Villas Master at the moment – Billy Potter

Homeowner Concern Forms – There was a concern regarding Modena Ct. and there is an Active Adult Community sign missing.

Clubhouse/Annex Opening – Connie Harry made motion, Billy Potter seconded; motion carried for clubhouse to reopen in full Monday, May 3rd.

Garage Sale – Dallas Smith made motion; seconded by Billy Potter; motion carried for Garage Sales to resume June 5, 2021.

Trailer Donation – Merlin Mohr tabled until May Board Meeting.

NEXT SCHEDULED MEETING

- Next regularly scheduled meeting is on May 26, 2021 at 3:00 p.m.

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.

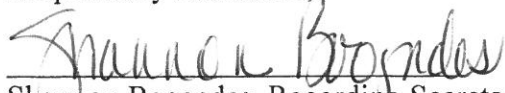
RECONVENE OPEN SESSION -SUMMARY

- There were several accounts that the Board requested the Manager to send reminder letters

ADJOURNMENT

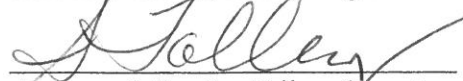
There being no further business, the meeting adjourned at 3:46 PM

Respectfully Submitted,


 Shannon Boogades, Recording Secretary

5/26/21
 Date


 Carolina Garcia, Recording Secretary


 Approved, Sandra Talley, Secretary