



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON WEDNESDAY, MAY 26, 2021 AT 3:00 P.M. IN THE BELLAVITA CLUBHOUSE

DIRECTORS PRESENT

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

DIRECTORS ABSENT

Bernie Bouman, Director

IN ATTENDANCE

13 Homeowners were in attendance.
Shannon Boogades, Community Manager, Inframark
Katie Ivanics, Director of Community Management, Inframark

GUEST SPEAKER

Resident Greg Taylor requested to speak prior to the Board meeting regarding the Nature Reserve Committee.

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 Merlin Mohr presiding, Shannon Boogades recorded minutes.

CONSIDERATION MINUTES

Upon a motion duly made and seconded the April 28, 2021 Regular Meeting Minutes were approved as presented.

CONFIRMATION OF ELECTRONIC VOTING

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| • Email vote for Porter Service | Email for Office Electrical |
| • Email vote for Ford A/V Mic upgrade | Email vote for Clubhouse Committee addition |
| • Email vote for Fallow A/C Room Countertop | Email vote for Ford Transmitter/Receiver Update |
| • Email vote for Committee Recommendation | Email vote for Storage Trailer Donation |

PRESIDENT'S REPORT

- Merlin Mohr announced that June 1st Bellavita would be moving into Phase 2 of the Reopening plan. With full opening planned July 1, 2021. We have been working with Rusticscapes for landscaping and we are addressing the Modern Systems Concepts contract.

OPEN COMMENTS BY BOARD MEMBERS

- N/A

TREASURER'S REPORT

- The Operating Fund balance as of April 30, 2021 was \$352,878.23. This balance was down \$16,697.22 a portion of which was damage repairs from the freeze in the arts and crafts room plus discovery of mold in the Belles' closet which required removal and repair of drywall, remediation for mold and painting.
- The Reserve Fund balance was \$1,270,221.06. This amount was down \$59,953.90. Most of this reduction was the expense for the down payment for the pool replastering which will be performed in the fall of 2021 because of the vendor schedules and board reluctance to close pool during peak usage times especially following the past year of Covid closures., up \$22,578.20. Treasurer moves that the Board accept the April 2021 financial statements as prepared by Inframark. Dallas Smith Seconded; motion carried.

MANAGING AGENT'S REPORT

- An internal procedure has been updated and implemented with homeowners who drop off assessment checks. This is for the protection of homeowner's information. This came about because there was a misapplied payment. This has been researched and corrected.
- The staff is also taking on the additional task of ordering the magnetic nametags for the Belle's. During our orientations, nametags are discussed with new owners. It is only logical that staff order them since these have become the nametag of choice for BellaVita. Procedures are being developed regarding funds and accountability.
- Carolina will be trained on how to upload the "no action" ARC forms Monday afternoon. I received the step by step directions from the ARC department at Inframark. This will allow the "no action" to be uploaded in house. This will then be pushed to the other staff members.
- The delinquency letters have gone out from April 2021.
- Staff is refreshing their collective memories on the cash register for the upcoming sales of Men's Club tickets.
- Randy text to advise that he appreciated the gesture; flowers/plants would not need to be sent. His son will be cremated, and they will have a private memorial on his son's land.
- We have a box of Villas Master gate clickers and after they are paid for with Katie/Amy (Villas Master Manager/Assistant) the residents can come by and pick them up here. No cash/checks will be handled here.
- The staff has checked names/addresses of the lists enclosed in the MSC folders for Villas Master and for BellaVita. We only know that these addresses are on their list. We have given the Villas Master sections to Katie
- Ford A/V has been out. I have an estimate from Ford for the A/V transmitter and receiver for the Blu-Ray DVD player (to be purchased). This is \$1,200. This has been e-voted on and approved. A follow-up email has been sent for the new microphones approved late last month.
- The Arts/Crafts room – all is completed, and the room is now usable.
- A resident has asked if we could have a "shred" event. The shred company we currently use will be providing me with an email regarding the cost of this for the Board's consideration. I will forward to the Board when received.
- Greg Taylor has formally requested to speak at the next Board Meeting. He did come to my office to discuss with me; Don joined me in this meeting.
- We are currently having internet issues between the clubhouse and the annex. There is a line that is not

sending a signal from the box by the gate to the annex line that feeds into the annex building proper. This is why the tv's in the gym were not working a few weeks ago. The wifi has been moved to the clubhouse temporarily. I could not get online on my laptop to work until the wifi had been moved. Xfinity is aware of all of this and has referred us to the appropriate department. Currently this line from the box to the annex ----runs under the street. I am in touch with them daily to see how this is being addressed and to keep everyone on the same page.

- Electricians have been out to check on additional lights that are out. I have a bid pending approval

COMMITTEE REPORTS

- 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 – Recommendation for Lark Billick to join Finance Committee. Connie Harry recommended; Dallas Smith seconded; all in favor.
- Grounds Committee – Diane Nicolas – Board would like to thank Diane and the Grounds committee for doing an excellent job.
- Nature Reserve Committee – Linda Kuhn – None Available

ADDITIONAL BUSINESS

Villas Master –Modern System is sharpening their pencils a bit more for contract negotiation, Villas Master is leaving their gates open during peak hours in the day to deter usage. The cement fences have been divided and each association will take care of their own. – Billy Potter

Homeowner Concern Forms – all have been referred to the proper committee.

NEXT SCHEDULED MEETING

- Next regularly scheduled meeting is on June 23, 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.

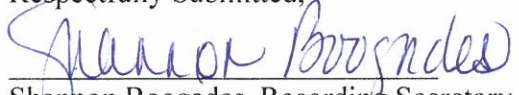
RECONVENE OPEN SESSION -SUMMARY

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

ADJOURNMENT

There being no further business, the meeting adjourned at 3:50 PM

Respectfully Submitted,


Shannon Boogades, Recording Secretary

6/23/21
Date


Connie Harry

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Approved, Sandra Talley, Secretary

Signed by Connie Harry, Treasurer