



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS' ASSOCIATION, INC. HELD ON WEDNESDAY, JULY 28, 2021 AT 3:00 P.M.

DIRECTORS PRESENT

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

DIRECTORS ABSENT

Sandra Talley, Secretary

IN ATTENDANCE

15 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 Merlin Mohr presiding, Shannon Boogades recorded minutes.

CONSIDERATION MINUTES

Upon a motion duly made and seconded the June 23, 2021 Regular Meeting Minutes were approved as amended.

CONFIRMATION OF ELECTRONIC VOTING

- | | |
|---|------------------------------------|
| • Email vote for Temporary Elec. Repair | Email vote for Legislative Update |
| • Email vote for Complete Elec. Repair | Email vote for Legislative Changes |
| • Email vote for Electrical Breakroom | Email vote for Pictorial Directory |
| • Email vote for Ice Maker 2-year Maint. Contract | |

PRESIDENT'S REPORT

- Merlin Mohr discussed the electrical issues that have gone on at the community entrance.
- Merlin Mohr also discussed the new waste company the City of Pearland has chosen. They will be providing us with more information.

OPEN COMMENTS BY BOARD MEMBERS

- N/A

TREASURER'S REPORT

- The Operating Fund balance as of June 30, 2021 was \$365,463.24. This balance was up \$20,356.12. The balance of the Operating Fund may vacillate for many reasons month to month based on prepaid assessments received, cap fees, and transfer fees from the sale of homes, ticket sales for events which will then be processed out to the event organizer (i.e., club) as the event occurs.
- The Reserve Fund balance was \$1,244,591.77. This amount was down \$25,315.03. For the month of June 2021, the reserve fund balances reflect the following:
 - On-going project costs of house painting and door painting.
 - Purchase of updates to audio/visual equipment, which included purchase of new microphones for use by the clubs, various groups, and the board.
 - Expenses which are underway currently for electrical repairs to the entrance gates. It should be noted that this was not a "gate" issue, but an electrical issue which when electrical work was initiated when the pedestrian gate became inaccessible. The infrastructure to most of the electrical supply is going on 20 years old. The facilities committee has been working with the 3 vendors involved and once the electrical supply is reconnected, the gate vendor will be able to reactivate the gate system.
 - There has been some discussion recently about available funds in our Reserve accounts. BellaVita paid for and received a Reserve Study in 2017 prepared by an independent Engineering Company and Advisor group specializing in identifying components of facilities and properties, their longevity time for repairs/replacement, and projected costs over a 30-year period. This study is available for review on the BellaVita website. This was a study, not a budget.
 - Additionally, our Finance Committee meets each year with the clubhouse manager and the various committees which are affected by the components in the study. From that study, a Reserve Budget is created for items identifies for the upcoming year which need to have maintenance, repair, or replacement. These volunteer residents work very hard to be fiscally responsible for our facilities and our funds.

I move that the Board accept the June 2021 financial statements as prepared by Inframark. Motion seconded; motion passed.

MANAGING AGENT'S REPORT

- G & W was called out to adjust the restroom temperatures in the clubhouse. This has been completed. Thermostat went out and they recently were called back out because the thermostats were not working the way they should. They are working as they should now.

- We have added felt to the bottom of the sink countertop for in both handicap restrooms. We hope this will not be rough for anyone who uses them now.
- The slimy areas in the parking lot have been pressure washed. We have this on our list to keep watch so that it doesn't become slippery again.
- Pearland PD – is still doing the random daily patrols due to the rescheduling of the entry electrical work.
- Ordered one style benches for the lake area to replace the rusted metal ones. The second style has been ordered pending delivery. After both are received they will be placed in areas where the rusted benches are located.
- Asked the Association's attorney to produce the new Management Certificate as required by updated statutes.
- Contacted Comcast/Xfinity regarding the repair of the wifi in the Annex. This has been repaired. There is wifi in the clubhouse, ballroom, and annex.
- The perimeter fence vendor has contacted me and I am anticipating a phone call from the operations manager. The operation manager will give me the dates to schedule our walk through.
- Contacted the insurance company to send the additional forms needed to submit the balance of our claim. This is approximately \$3,200.00. I am pending receipt of the appropriate forms to submit the balance.
- Roofer has been out to bid a few potential leak areas on clubhouse roof.
- ACH sign-ups are still ongoing. Thank you to those who have either updated the delivery address of their payments or changed to ACH.

COMMITTEE REPORTS

- Architectural Committee – Ruth Southard- Dallas Smith mentioned that Chris Hook has been added to the ARC Committee.
- Awards Committee – Sandra Bornstein – None Available.
- Clubhouse Committee – Karen Bishop – Bernie Bouman mentioned the Clubhouse Committee was reviewing the Rules & Regulations.
- Communications Committee – Lark Billick – None Available
- Community Relations Committee – Janet DelSardo – Health Fair will be coming up. Flu shots and possible COVID shots.
- Elections Committee – Ruth Southard –None Available
- Facilities Committee – Dorothy Barrera – None Available
- Finance Committee – Don Jensen – Connie Harry mentioned the 2022 Budget development was underway.
- Grounds Committee – Diane Nicolas – None Available
- Nature Reserve Committee – Linda Kuhn – None Available

ADDITIONAL BUSINESS

Villas Master – The next meeting will be August 25, 2021 at 6:00 p.m.

Homeowner Concern Forms – There are many homeowner concern forms turned in. Don Smith summarized the forms and will distribute to the appropriate committee for review. It is possible that suggestions are already in the works and therefore will not be responded to individually.

NEXT SCHEDULED MEETING

- Next regularly scheduled meeting is on August 25, 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.

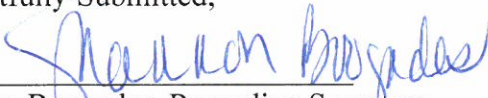
RECONVENE OPEN SESSION -SUMMARY

- There were several accounts that the Board requested the Manager to send reminder letters
- There was a vote on the Waiver of Requirement to Pursue Expedited Foreclosure #XXX462
- There was a vote on Agreed Order on Application for Expedited Foreclosure if Payment Plan is not honored. #XXX462

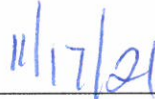
ADJOURNMENT

There being no further business, the meeting adjourned at 3:55 PM

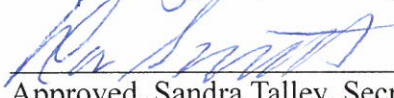
Respectfully Submitted,



Shannon Boogades, Recording Secretary



Date



Approved, Sandra Talley, Secretary

