



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS' ASSOCIATION, INC. HELD ON WEDNESDAY, NOVEMBER 17, 2021 AT 3:00 P.M.

DIRECTORS PRESENT

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

DIRECTORS ABSENT

Dallas Smith, Vice-President

IN ATTENDANCE

8 Homeowners were in attendance.
Shannon Boogades, Community Manager, Inframark
Carolina Garcia, Administrative Assistant, 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, President, Shannon Boogades and Carolina Garcia recorded minutes.

CONSIDERATION MINUTES

Upon a motion duly made and seconded the October 27, 2021, regular meeting minutes were approved as presented. Upon a motion duly made and seconded the 7.28.21 regular meeting minutes were approved as corrected.

CONFIRMATION OF ELECTRONIC VOTING

Merlin Mohr briefly discussed the following email votes. Each has motion made; seconded and motion passed.

- Email vote for approval repairing exterior walls of Clubhouse and Annex.
- Email vote for approval Spa pump replacement.
- Email vote for approval for the 2022 Lake Management contract.
- Email vote for approval for the 2022 Reserve Study bid.
- Email vote for approval Pool Open until 11/30/21.

PRESIDENT'S REPORT

- There have been some extenuating circumstances with the concrete fence and the Board is having to think outside the box for repair/replacement. Depending which option is best we will have to have Villas Master buy-in.

- There are 3 positions open for the Board of Directors upcoming election.

OPEN COMMENTS BY BOARD MEMBERS

- N/A

TREASURER'S REPORT

2022 Budget

In accordance with our governing documents, the Finance Committee has submitted a budget for 2022. First, I want to thank again the Finance Committee led by Don Jensen and assisted by Mike Warneke in the development of the budget. I also want to thank each committee who submitted their proposed budget needs and costs and to Shannon for her input regarding the year-to-date expenditures and projected 2022 costs. The board had an opportunity to review the proposed budget and the way we can present a balanced budget for 2022 without the necessity of an increase in homeowner assessments for the coming year.

At the recommendation of the Finance Committee, I would move that the Board approve the 2022 Operating Budget as presented. Recommendation made, seconded and motion carried.

October 2021 Financials

The Operating Fund as of October 31, 2021, was \$324,857.85. This balance is \$1,661.92 lower than the September balance. The operating balances fluctuate from month to month based on income and expenses. We are still in very good financial condition in relation to our 2021 budget.

The Reserve Fund balance was \$1,187,270.90. This balance is \$75,581.80 less than the September balance due to the payments from reserve funds for remaining balance of \$62,000 for the pool restoration, \$10,600 to repair areas in the exterior surface walls, and \$2,980 for door refinishing for the year.

I move that the Board accept the October 2021 financial statements as prepared by Inframark. Motion seconded and motion carried.

MANAGING AGENT'S REPORT

- The air conditioning ducts in the Ballroom have been cleaned and painted. This did require the rental of a scissor lift for Blake to be able to accomplish this. However, they are all completed in the ballroom.
- A scale in the fitness room has been replaced. The previous one was not holding the calibration.
- The pool lifeguard rings have been replaced.
- One side of the community has had the mailboxes cleaned and painted. The other side has only had them cleaned. Painting will resume when the a/c ducts are complete.
- Fountain was reported as not working; the breaker is tripping. The electrician has been called out and looked at the South Fountain electrical connections and all are working fine. We have reached back out to Lake Management to look again at the fountain.
- Approval has been given for an updated Reserve Study that will help us determine where we should focus on for our budgeting for 2023.
- Pearland water department has been contacted regarding the filling of the pool. They have noted our account. But I will be keeping a close eye on this so that we are not billed for the sewer for the pool fill.

- The ladies at the desk are asking everyone what they are thankful for. They have created a board in the hallway to post the responses. Please stop by and take a look!
- Siding repairs are almost completed for both the Annex and the Clubhouse.

COMMITTEE REPORTS

- Architectural Committee – Ruth Southard- None Available
- Awards Committee – Sandra Bornstein – The Volunteer of the Quarter has been chosen and that is Cindy Dutschke.
- Clubhouse Committee – Cindy Dutschke – Bernie Bouman made recommendation from Committee that Staff have AED/CPR training. Motion seconded, motion carried.
- Communications Committee – Lark Billick – Sandra Talley mentioned that the appointment setting will continue through December.
- Community Relations Committee – Janet DelSardo – Sandra Talley mentioned the CRC will have the CPR training will be in March, 2022.
- Elections Committee – Ruth Southard –December 1st the postage will be sent to the printer for January mailing for 2022 elections.
- Facilities Committee – Dorothy Barrera – None Available.
- Finance Committee – Don Jensen – None Available.
- Grounds Committee – Diane Nicolas – None Available
- Nature Reserve Committee – Linda Kuhn – Don Smith mentioned that Rusticscapes will be working in the area behind Riviera Circle that the Board funded for clean-up in the Reserve area.

ADDITIONAL BUSINESS

Villas Master – None Available

Homeowner Concern Forms – There were many homeowner concern forms turned in. Sandra Talley summarized the forms.

Updated Rules and Regulations – Bernie Bouman recommended the Board approve the Updated Rules and Regulations for 2022. Motion was seconded; motion carried.

NEXT SCHEDULED MEETING

- Next regularly scheduled meeting is on January 26, 2022, 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

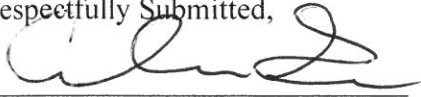
- There were several accounts that the Board requested the Manager to send reminder letters to.
- There was a request for a payment plan change for Account #XXXX462; motion made to not accept, motion seconded, and motion carried.

- There was a request to review the payment plan with the Attorney for Account #XXXX712 and Account #XXXX444 review payment plan with attorney. Motion made to approve the plan review, motion seconded, and motion carried.

ADJOURNMENT

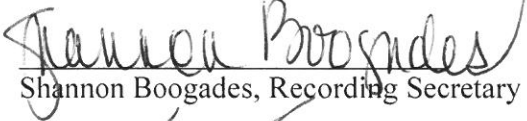
There being no further business, the meeting adjourned at 4:28 PM

Respectfully Submitted,



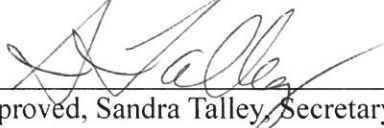
Carolina Garcia, Recording Secretary

1/26/2022
Date



Shannon Boogades, Recording Secretary

1/26/2022
Date



Approved, Sandra Talley, Secretary

1/26/2022
Date