



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS' ASSOCIATION, INC. HELD ON WEDNESDAY, AUGUST 23, 2023, AT 3:00 P.M.

HOMEOWNER SPEAKER – None

DIRECTORS PRESENT

Don Smith, President
Danny Koons, Vice President
Billy Potter, Secretary
Bernie Bouman, Treasurer
Linda Kuhn, Director
Mary Walker, Director

DIRECTORS ABSENT

Kenneth Wiggins, Director

IN ATTENDANCE

16 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 Don Smith, President; Shannon Boogades recorded minutes.

CONSIDERATION OF MINUTES

Upon a motion duly made by Billy Potter, seconded by Danny Koons, the July 26, 2023, regular meeting minutes were approved as presented.

CONFIRMATION OF ELECTRONIC VOTING

Don Smith briefly discussed the following evotes: Salary Increases

PRESIDENT'S REPORT

- Don Smith requested a motion to approve the updated authorization policy. Billy Potter made motion; Danny Koons seconded; motion carried.
- Don Smith also thanked the Wall task force team; especially Bernie Bouman and Danny Koons. The vendor stated that in all the years of his working with HOA's this is the first time this type of has run smooth. This is a declaration to the professionalism of the task force team.

OPEN COMMENTS BY BOARD MEMBERS

Linda thanked the Wall task force as well; especially as she was not a big proponent of it to begin with.

TREASURER'S REPORT

There was not a report to give at this time. When financials were sent Shannon Boogades and Bernie Bouman found errors to which got sent back to accounting; Bernie Bouman then did an in depth study to determine a few other incorrect reporting. The corrected financials have not been delivered yet although pending by Thursday.

MANAGING AGENT'S REPORT

The water fountains on the interior are down. When one leak is repaired another place starts to leak. I am expecting a bid from our vendor. Bid has been received and approved. Pending delivery and installation.

The annex front a/c unit had a backed-up drain line. They were cleared by the a/c unit but above the men's room sink and the ladies room sinks the lines were blocked. This has now been repaired.

Restroom a/c units have been repaired.

I have hired a new staff member. She is the background & drug test phase of the hiring process. This can take anywhere between 3 to 10 days. I am hoping she will be able to start before the end of the month.

The last trees necessary for the wall have been taken down and completed.

Worked with Miller Pool and Danny Koons to extend the contract with current pricing for another year.

Updated the staff listing and emergency back-up for the clubhouse/annex with Modern Systems.

I am in talks with Promaxima regarding a bid for a new shoulder press.

Rickie's list

Installed door stop for arts/craft closet door.

Replaced photocell for exterior lights.

Replaced several river walk lightbulbs. (More have been discovered)

Cleaned and contained mildew in lobby.

Fixed can light in lobby.

Fixed kitchen exterior door.

Cleaned all the tops of lockers in both restrooms.

Replaced can light in gym.

Added feet to the bottom of green chairs – more need to be ordered for completion.

Patched lobby skylight.

Replaced surge protector at front desk.

Fixed door/dead bolt at guard shack.

Replaced gate arm several times.

Fixed transition in front of ice machine.

COMMITTEE REPORTS

The Nature Reserve Committee would like to add Bob Dawkins as acting chair until January 31, 2024.

- Architectural Committee – Ruth Southard- None Available
- Awards Committee – Sandra Bornstein –None Available
- Clubhouse Committee – Carlos Trevino – Committee recommendation to add Mickey Kinzer and Juanita Davis to the Clubhouse Committee. Bernie Bouman made motion; Billy Potter seconded; motion carried.
- Communications Committee – Lark Billick- Recap of tasks the committee has done and events they are looking to do going forward. Lark Billick mentioned that he is looking for help with BelleView this coming January.
- Community Relations Committee- Billie Velasquez – None Available
- Elections Committee – Ruth Southard – None Available
- Facilities Committee – Rex Hemme – None Available
- Finance Committee – Connie Harry – None Available.
- Grounds Committee – Janet O’Connor- None Available.
- Nature Reserve Committee – OPEN

ADDITIONAL BUSINESS

Villas Master – Villas Master has approved their budget. Urban Foresters will be trimming trees and removing some at a cost of \$10,478. They have approved vendor for Always in Season for Christmas decorations. Villa D’Este will have Flock Cameras installed in conjunction with the City of Pearland and Villa Verde is looking into this program.

Homeowner Concern Forms – 1) Sunday hours for kids need to be moved to a different time slot. 2) Pool not cleaned. 3) Pool not cleaned. 4) Trees need trimmed. 5) & 6) Mailbox pad concerns which facilities takes coordination. 7) Tired Christmas decorations; we need new; this will be turned over to the Christmas decorating committee. 8) Christmas lights which will also be turned over to the Christmas decorating committee.

NEXT SCHEDULED MEETING

- Next regularly scheduled meeting is on September 27, 2023, at 3:00 p.m.

ADJOURNMENT

The open portion of the July 2023 Board of Directors meeting was adjourned at 4:10 p.m.

EXECUTIVE SESSION

Executive session was called to order at 4:16 p.m. 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 where the Board requested updates on noted delinquencies and requested reminder notices be sent.
- A discussion was had about personnel concerns.

ADJOURNMENT

There being no further business, the meeting adjourned at 4:45 PM

Respectfully Submitted,

Shannon Boogades
Shannon Boogades, Recording Secretary

9/27/23
Date

Billy Potter
Approved, Billy Potter, Secretary

9/27/2023
Date