



MINUTES OF THE ANNUAL MEETING OF THE MEMBERSHIP OF BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON JUNE 29, 2020 AT 7:00 P.M. ON ZOOM CONFERENCE CALL.

DIRECTORS PRESENT

Connie Harry, President
Ken Wright, Vice-President
Steve Anderson, Treasurer
Cindy Dutschke, Secretary
Billy Potter, Director
Merlin Mohr, Director
Sandra Talley, Director

IN ATTENDANCE

Quorum of Homeowners was not reached on the call.
Shannon Boogades, Community Manager, Inframark and Katie Ivanics, Portfolio Manager, Inframark

CALL TO ORDER

Due notice of the meeting having been given and notice that quorum of homeowners had not been reached, the meeting could not be called to order at 7:01 PM by Connie Harry, presiding, and Shannon Boogades and Katie Ivanics recorded minutes.

CONSIDERATION OF MINUTES

Upon a motion duly made and seconded the 2019 Annual Meeting Minutes were approved at the April 2019 Board meeting as presented.

TREASURER'S REPORT

Steve Anderson, Treasurer discussed the 2019 Year End Balance Sheet and the 2019 Year End Income Statement and Expenses Actuals versus what was Budgeted. 2020 Operating Budget was discussed and advised that it is posted on the Club Bellavita website and on Town Square.

STATE OF THE ASSOCIATION

- Connie Harry went over the abbreviated State of the Association. She mentioned that this was not the intended report for 2019. It hardly seemed appropriate to pat ourselves on the back for all the work that had been completed.
- There were substantial planned improvements to the clubhouse, annex and pool. When this presentation is posted to the website and Townsquare a list will be provided of the improvements made.
- Some of the challenges faced were to accommodate activities on Friday evenings and to close the Clubhouse on Sunday.
- Home sales in BellaVita were very strong in 2019 and was a boost to our budget with collection of capitalization fees at closing.
- We warmly welcome our new residents, but also miss those leaving us.

- 2019 represented the 10th anniversary of the first elected BellaVita board. We had planned to recognize each of the residents who have served or continue to serve as directors. Due to COVID-19 and our current inability to hold in-person meetings this recognition and other awards will be held when we can be together again.

VILLAS MASTER HOA REPORT

- Villas Master consists of 3 communities-
 - Villa Verde with 273 Homes
 - Villa D’Este with 96 Homes
 - Bella Vita with 618 Homes
 - **Total Homes is 987**
- The party house in Villa D’Este is under control with the intervention of the Pearland Police Department and the legal department of City of Pearland.
- Collections are improving with more aggressive notices and actions by Inframark and attorneys.
- Funding for the perimeter fences continues to be a long-term concern – solutions are being investigated with legal assistance and we hope to have a resolution in the near future.

VOLUNTEERS

- 5-year Awards will be listed on the presentation posted.
- The Quarterly awards for 2019 are Cris Barrera, Sue Biard, Genie Dunnage, Sandra Talley
- There was no ROSE award winner this year as the nominees did not meet the criteria that is necessary for the award.

ELECTIONS COMMITTEE REPORT 2019 ELECTIONS

- The 2019 elections for Directors resulted in 2 candidates for the 2 Director vacancies and as a result there was an uncontested election.
- The winners of the 2 3-year terms are:
 - Sandra Talley
 - Ken Wright
- These 2 candidates are considered elected and will begin their terms at the close of this Annual Meeting.

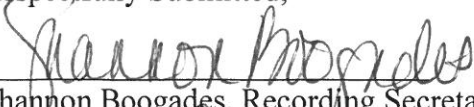
RECOGNITION OF BOARD SERVICE

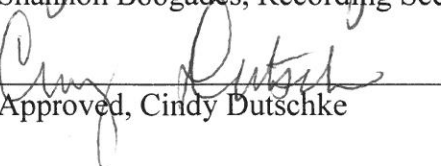
- Acknowledgement was made by Shannon Boogades for the perpetual plaque noting that Sandra Talley’s name had been added. Shannon Boogades thanked the Board for their service to the community.

ADJOURNMENT

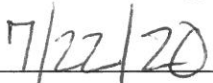
- The newly elected Board will be meeting after for anyone who wants to stay signed in for the election of officers for the upcoming year. No other business will be conducted.
- There being no further business, the meeting adjourned at 7:30 p.m.

Respectfully Submitted,


 Shannon Boogades, Recording Secretary


 Approved, Cindy Dutschke


 Katie Ivanics, Recording Secretary


 Date