

***BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC.***

**MINUTES OF THE SIXTH ANNUAL MEETING OF HOMEOWNERS OF THE BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON MARCH 25, 2009 AT CLUB BELLAVITA, 1548 N. RIVIERA CIRCLE, PEARLAND, TEXAS 77581.**

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**BOARD OF DIRECTORS PRESENT**

Tim Fitzpatrick, Board President  
Ron Gerlach, Homeowner Advisory  
Wayne Johnson, Homeowner Advisory  
Benny Frank, Homeowner Advisory

**IN ATTENDANCE**

Lisa Zapalak and Darren Rylant, Friendswood Development Company  
Nancy Triggs, Clubhouse Manager  
Kristin Jovel, Carmen Sierra, Andres Ascencio and Vanessa Aviles representing the Managing Agent, Association Management, Inc

**CALL TO ORDER**

Due notice of the meeting having been given and a quorum being present, the meeting was called to order. Mr. Fitzpatrick presided and Kristin Jovel recorded the minutes.

**INTRODUCTIONS**

Ms. Jovel introduced the Board of Directors, members of Friendswood Development Company and the representatives of the Managing Agent.

**CONSIDERATION OF AGENDA**

On a motion duly made, the agenda of the 2009 Annual Meeting of the Members was adopted.

**CONSIDERATION OF THE MINUTES**

On a motion duly made, the minutes of the 2008 Annual Meeting of the Members were approved.

**PRESIDENT'S REPORT**

Mr. Fitzpatrick reported that he was a newly elected President of the community and reported on the concept of the Active Adult Community in the current market situation. Mr. Fitzpatrick reported on items such as additional signage to the community, replatting of lots in section four to create larger lots, and projected approximately three sales per month with an ultimate build-out goal of three to four years.

**FINANCIAL REPORT**

Ms. Jovel reported that as of February 28, 2009 the Association had \$673,978.17 in the Operating Fund and \$494,494.40 in the Replacement Fund. Total accounts receivable due to the Association for non-payment of maintenance fees ending February 28, 2009 was \$16,202.46. It was reported that the association was operating with a current surplus of approximately \$40,000.

Ms. Jovel stated the overall budget process was a lengthy process that required many hours of involvement by the Board of Directors, Managing Agent, and the Finance Committee. It was additionally reported that the association had contracted for their first ever reserve study. Ms. Jovel stated the reserve study was a tool used to forecast future repairs and replacements of the association's capital assets.

### **PRESENTATION BY TRANSITION COMMITTEE**

Ms. Jovel reported that the Board of Directors had recently approved revisions to the By-Laws and Declaration. Mr. Ron Lauve was asked to offer a presentation regarding the By-Laws Committee and the Transition Committee.

Mr. Ron Lauve reported on the By-Laws Committee and the Transition Committee, as well as the history and changes to the By-Laws. See attached reports.

### **ANNOUNCEMENT OF BOARD OF DIRECTORS**

Ms. Carol Barber-Uran was asked to offer the election results for the first ever election by the owners to the Board of Directors. Ms. Barber-Uran reported that over 50% of the homeowner occupied lots represented had participated in the election. Ms. Barber-Uran reported on the election results as follows:

Three-year term: John Devereux, Bill Burdick, Ron Gerlach

Two-year term: Wayne Johnson, Ruth Southard

One-year term: Elizabeth Woods, Cris Barrera

### **AWARDS**

Ms. Jovel first thanked the homeowners in attendance for their participation in the association and commented on the large number of homeowners who were active in the community. Mr. Tim Fitzpatrick and Lennar were thanked on behalf of the homeowners for their support and strong relationships built over the years. The Advisory Board Members were then recognized for their dedication to the community and role on the Board of Directors.

The Managing Agent and the Clubhouse Manager presented awards and certificates of recognition to the homeowners in the Association that had participated in success of the Association. See attached report.

### **OPEN FORUM**

The floor was opened to questions from the members in attendance.

The Board of Directors addressed the procedure whereby the By-Laws could be amended.

A homeowner questioned the Developer regarding potential costs to replat some of the lots in Section four. The Developer and Managing Agent both stated they had no knowledge of increased charges to the owners for the replat of a lot.

Homeowners commented on the general appearance of the builder lots. The Managing Agent stated she was in weekly communications with the builders regarding routine maintenance of their lots and that the downed trees would likely not be removed until the lots were to be cleared.

The Board of Directors discussed the recent installation of the black cyclone fencing along Scarsdale Boulevard, stating an additional portion of fencing was scheduled to be added to complete the fencing installation.

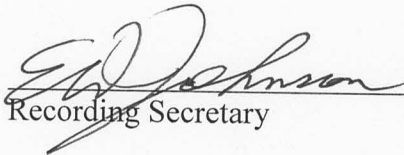
The Managing Agent stated R-West Development was still planning to deed the nature trail area to the association at some point in the future.

Homeowners commented on the frequent gate issues and the Clubhouse Manager stated the Board Members were looking into alternate options for the gate to alleviate some of the concerns.

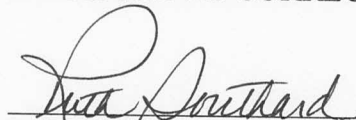
**ADJOURNMENT**

There being no further business, the meeting was adjourned.

Respectfully submitted:

  
Recording Secretary

APPROVED AS CORRECT:

  
Chairman

3-25-10  
Date