



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON MARCH 15, 2017 AT 3:00 P.M. AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX 77581.

DIRECTORS PRESENT

Ron Gerlach, President
Billy Potter, Secretary
Bill Burdick, Director
Ken Wright, Director

Dianne Clement, Vice President
David Dommert, Treasurer
Fritz Ring, Director

IN ATTENDANCE

17 Homeowners were in attendance.

Michelle King, Community Manager representing FirstService Residential

HOMEOWNER FORUM

- No Requests to Speak

CALL TO ORDER

Due notice of the meeting having been given and a quorum being present, the meeting was called to order at 3:04PM. Ron Gerlach, presided and Michelle King assisted in recording minutes.

ADOPTION OF AGENDA

Upon a motion duly made and seconded, the agenda was accepted as presented

CONSIDERATION OF MINUTES

Upon a motion duly made and seconded the February 2017 Board meeting minutes were approved as presented

RATIFICATION OF ELECTRONIC VOTES

- March 2, 2017: extended FirstService Residential management contract to May 31, 2017

PRESIDENT'S REPORT

- Organizational meeting of 2017 Board will be held in the Arts & Crafts room following the Annual Meeting on March 22, 2017
- In preparation for the Pearland City elections in May, a forum will be held at BellaVita for the candidates to speak

OPEN COMMENTS BY BOARD MEMBERS

- None

TREASURER'S REPORT

- The February 2017 Financials were accepted as presented
- On February 28, 2017 the Amegy CD used to secure the credit card was closed and \$6,171 was moved to Reserves
- The fence loan was paid off on March 10, 2017
- The replacement reserve allocation will be gone on the March financials
- The \$44,664 surplus is due to accounts moved from Reserves to Operating and will be used during April through September
- The CPA conducting the financial review will be meeting with FirstService Residential Accounting Director on March 22, 2017
- The 2016 audit will start in April, 2017

MANAGING AGENT'S REPORT

- No report

CLUBHOUSE MANAGER'S REPORT

- The clubhouse manger report was accepted as presented
- Recommended professional cleaning of pergola and pool deck

COMMITTEE REPORTS

Clubhouse Committee

- Audio Visual Task Force update:
 - Making progress and working with vendors on requests for proposals
 - Homeowner Concern forms have been discussed and answered
- The Clubhouse Rules and Regulations have been updated and submitted for Board approval

Contracts Subcommittee

- The Audio Visual Task force has received information for scope of work and will source vendors
- Light Pole Repairs: contract has been signed and funding check received; will meet on Friday and order materials which will take 6-8 weeks to arrive. The final decision to install five poles rather than six has resulted in an additional \$7,000 in savings; \$11,000 total savings
- Management Contract: requests for proposals were due on March 10, 2017; Committee is meeting on March 17, 2017 to review all proposals
- Landscape Contract: scope of work is being developed

ADDITIONAL BUSINESS

MUD #18, Ron Gerlach:

- No Report

Villas Master, Bill Burdick

- ARC guidelines have been developed for Villa Verde and policies have to be developed

- Villas Master Annual Meeting is set for April 24, 2017 and invitation extended to BellaVita homeowners

Homeowner Concern Forms, Billy Potter

- Garage sales in BellaVita outside of community garage sales
- Underage resident
- Getaway trips tend to fill up before they are able to purchase tickets

NEXT SCHEDULED MEETING

- Next scheduled Board meeting March 22, 2017, Annual Meeting and Organization meeting of Board
- Scheduled Board meeting April 26, 2017 at 3:00pm

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

- No action required


ADJOURNMENT

There being no further business, the meeting adjourned at 5:00PM

Respectfully Submitted,



Billy Potter - Recording Secretary



Date