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**MINUTES OF THE TWELFTH ANNUAL MEETING OF HOMEOWNERS  
OF THE BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION,  
INC. HELD ON MARCH 26, 2014 AT THE CLUB BELLAVITA, 1548 N.  
RIVIERA CIRCLE, PEARLAND, TEXAS 77581.**

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**BOARD OF DIRECTORS PRESENT**

Ron Gerlach, Vice President  
Ruth Southard, President  
Wayne Johnson, Secretary

Bill Burdick, Director  
Benny Frank, Director  
Marc Wormser, Treasurer

David Dommert, Director was unable to attend.

**IN ATTENDANCE**

88 homeowners in attendance.

Nancy Triggs, Clubhouse Manager

Laura Bradley and Brittany Farquhar 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. The president, Ruth Southard, presided and the managing agent assisted in recording the minutes.

**INTRODUCTIONS**

Mrs. Southard introduced the members of the Board and staff of the managing agent.

**CONSIDERATION OF MINUTES**

The minutes of the 2013 Annual Meeting of the Members were previously approved by the Board and were posted to the website.

**TREASURER'S REPORT**

Marc Wormser, Treasurer, reported on the financial status of the Association. At year-end 2013 the Association had an operating fund balance of \$568,946 and a reserve fund balance of \$1,278,003. The total revenue was \$1,714,109 and total expense was \$1,607,050, which left a surplus of \$107,059.

## **STATE OF THE ASSOCIATION**

Mrs. Southard reported on the state of the Association highlighting the following:

- 2009 homeowners took control of the association.
- 2012 audit was completed by Wrinkle, 2013 audit will be complete in next several months.
- Reviewed ARC procedure.
- Reviewed clearing in Tract 1.
- BellaVita voted unanimously not to allow City of Pearland to enforce within community.
- Traffic flow count study- 1,000 vehicles through gates on normal basis.
- Improved lighting and signage.
- Installed barrier gates on exit gates.
- Developed new line painting for entrance/exit lanes.
- Upgraded all homeowner clickers to newest model reducing receiver to one.
- Installed new generation of call box – touch panel technology.
- Recommended open gates on holidays to avoid traffic jams on high volume days.
- Developed preventative maintenance program
- Installed speed bump in visitor lane to try to reduce tailgating by non-residents. Tailgaters that can be identified causing damage to gate will be invoiced for repairs.

Mrs. Southard went on to recognize the BellaVita Clubhouse Staff and the 10 plus Committees that serve the BellaVita Community Association.

## **VILLAS MASTER ASSOCIATION RELATIONSHIP**

Bill Burdick reported the following regarding Villas Master HOA:

- Villas Master now has separate budgets for Villa Verde, Villa D'Este, and BellaVita at Green Tee to benefit each community.
- New landscaping was installed in Villa D'Este section 2 entrance.
- New landscaping was installed in large cul-de-sacs in Villa Verde.

## **AWARDS**

Mary Ellen Henry, Awards Chair reported that there will now be a digital display in the clubhouse with the 41 volunteers and the rose award was presented to Don Jensen.

## **ELECTION REPORT**

Connie Harry, Elections Chair announced that the elected 2014 Board members were Marc Wormser, Ruth Southard, John Rodriguez, and Carol Barber and welcomed them to the Board. They will be serving a two year term.

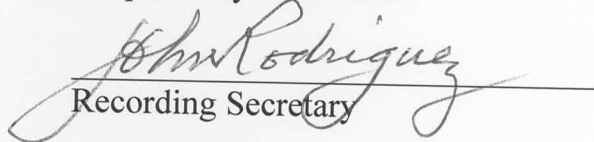
**RECOGNITION OF BOARD SERVICE**

Laura Bradley, FirstService Residential recognized Wayne Johnson and David Dommert and presented them with framed certificates for Outstanding Commitment and Service to the BellaVita Board of Directors.

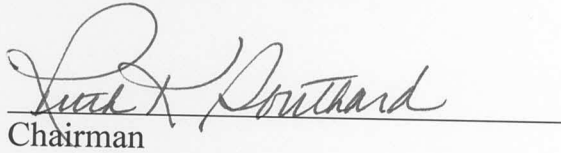
**ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:07 PM.

Respectfully submitted:

  
Recording Secretary

APPROVED AS CORRECT:

  
Chairman

6-3-2014  
Date