



June 16, 2020



BellaVita at Green Tee Homeowners' Association

Annual Homeowners' Meeting Agenda
Held on: Monday, June 29, 2020 at 7:00 p.m.

ZOOM CONFERENCE CALL

Phone: 346-248-7799

Meeting ID: 814 931 773 45

Password: 376 049

Or via website link:

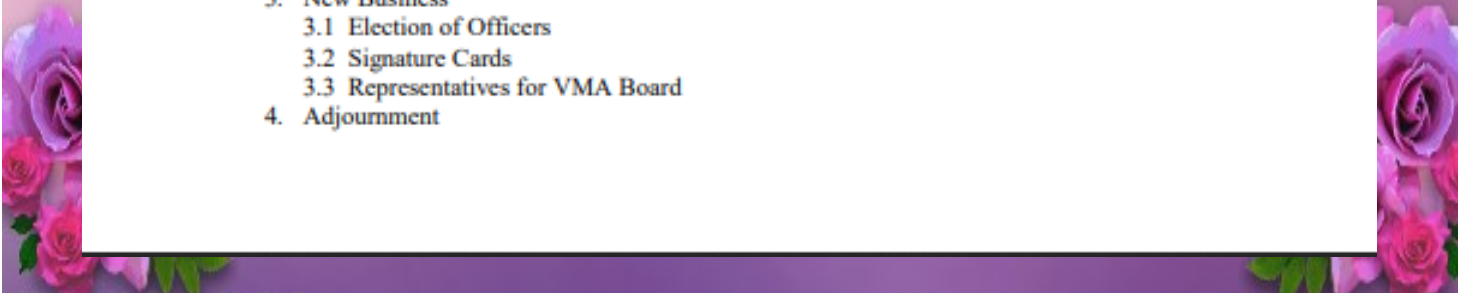
<https://us02web.zoom.us/j/81493177345?pwd=bmgvQUIHMgtab0JYR0NKl3hHVThzQT09>

Determination of Quorum and Call to Order	HOA President, Connie Harry
Introductions	Connie Harry
Notice of 2019 Annual Meeting Minutes Approved at regular Board Meeting	Connie Harry
Treasurer's Report	Steve Anderson
State of the Association (abbreviated)	Connie Harry
Villas Master HOA report	Billy Potter
Election Committee Report, 2020 elections	Ruth Southard, Chair
Recognition of Board Service	Shannon Boogades, Inframark

BOARD OF DIRECTORS ORGANIZATIONAL MEETING

IMMEDIATELY FOLLOWING THE ANNUAL MEETING

Monday, June 29, 2020

1. Determination of Quorum
 2. Call Meeting to Order
 3. New Business
 - 3.1 Election of Officers
 - 3.2 Signature Cards
 - 3.3 Representatives for VMA Board
 4. Adjournment
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UNFORTUNATELY, BECAUSE WE ARE UNABLE TO HAVE OUR HURRICANE SEMINAR THE COMMUNITY RELATIONS COMMITTEE HAS OBTAINED BROCHURES.

BELOW ARE THE LINKS FOR THE HURRICANE GUIDES

[Brazoria County Disaster & Hurricane Guide](#)

[National Weather Service Hurricane & Severe Weather Guide](#)

If you do not have access to a computer, please stop by the front desk at the clubhouse to pick up a hurricane guide



The Awards Committee would like to announce Q2 2020 Volunteer of the Quarter, Gwen Imhoff. The Volunteer of the Quarter is a program to publicly recognize the efforts of an individual for BV community service.



Gwen Imhoff and her husband Dennis moved to BellaVita in July 2001 and both have enjoyed the good life here. Gwen retired in 2012 from CenterPoint Energy, where she was part of their Emergence Operating Team. Her last big EOP assignment was in Galveston after Hurricane Ike. With this background, she chose to serve on BellaVita's Community Relations Committee (CRC) in 2013. One of the major tasks of CRC is to provide an annual seminar on preparing for disasters such as hurricanes and floods. This was a perfect fit for her as well as for our community.

Since 2015, Gwen dedicates her precious time every Monday, Wednesday and Friday to teach fitness classes to a group of eager residents. Her mission is to keep her class members "Active, Healthy, Happy". Different classes are designed for functional fitness which includes balance, endurance, flexibility and strength. She includes other activities like chair exercise, yoga and weight strengthening, which keeps the classes interesting and promotes returning residents. She takes time to research articles and fun reminders to share with the class to try to keep everyone focused on fitness.

One of Gwen's favorite activities is the fitness class marching and performing a routine in the BV 4th of July parade. Gwen goes above and beyond for her weekly classes. When Gwen is not able to personally teach her class, she will not cancel! She will offer a tape recording or a sub so her group will not miss a day because of her absence. This shows true dedication.

At the Annual BV Health Fair, which is an event sponsored by the CRC, Gwen provides valuable information on fitness to attendees. She participates in the Bella View, an annual event to share all the activities at BV and meet new neighbors. With great enthusiasm Gwen likes to share all the fitness activities and let residents know how they can keep fit at BV at any physical level. Gwen has a winner's attitude and all respect and admire her for her outstanding leadership.

Gwen is thankful to be a part of this community and is looking forward to BV Fitness Class, parties and events to restart in the future.

She has done an incredible job in all her volunteer efforts. Thank you Gwen Imhoff for all your hard work. Please congratulate Gwen on her outstanding contributions and recognition as Volunteer of the Quarter.

Sandra Bornstein, Awards Committee Chair

NOTICE



**PLEASE USE HAND
SANITIZER AND WEAR
A FACE MASK IF YOU
ARE EXPERIENCING
FLU LIKE SYMPTOMS**

COME TO THE CLUBHOUSE

Front Door Maintenance

Your HOA dues includes having your front door maintained every 2 years. This means the door will be lightly sanded and a light coat of spar varnish applied. A new weather strip at the bottom of the door is included, if needed. This will help protect your door. However, if you postpone having the work performed and the door has to be refinished (not just maintained), the HOA will only cover a portion of the refinishing and replacing the weather strip. The HOA will pay \$130.00 (the cost to the HOA of a normal maintenance including the weather strip) plus an additional \$50.00 to cover the cost of a second coat of varnish. The homeowner will be responsible for the rest. So it pays to have the work done every 2 years, if needed. Please come to the Front Desk at the Clubhouse and ask to have a work order made for Door Maintenance if it has been 2 years since your door was maintained last. To put your name on the door work order list please contact the Bellavita Clubhouse 281-464-3150 or email Carolina at Carolina.garcia@inframark.com

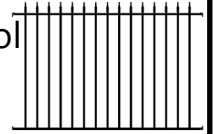


A Friendly Reminder

PLEASE DO NOT FEED THE STRAY ANIMALS!

By feeding stray cats, racoons, opossums, etc., you create unwanted messes in your yard and your neighbors yards. Stray cats that are being fed tend to make litterboxes out of gardens, plants, rooftops, patio furniture, and worse, garages. Feral cats can also damage outside furnishings by scratching and spraying on them, leaving an unpleasant odor. Neighbors with damage from these strays may use necessary means to remove the unwanted pests to avoid further damage by calling Animal Control or using an animal safe trap. Traps are often available at no charge from the City.

Please keep the pool gate Closed at all times. The County Ordinance prohibits the propping open of pool gates. (CAMERA MONITORED)



Please make sure all Cats and Dogs are on Leashes



Please do not work on motor vehicles in the driveway or in the street. The BellaVita CCR Section 8 states that motor vehicles can only be worked on in the garage or an approved enclosure..



When purchasing a ticket from the clubhouse please make sure its payable to "BellaVita"



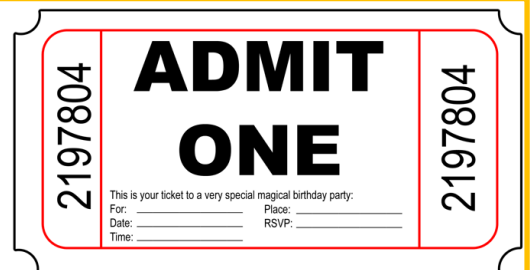
**-NO-
BILLS OVER
\$20.00**

We are no longer receiving bills over \$20. If anyone comes and tries to pay with more than \$20, we will have to turn them away. Thank you for understanding.



During ticketed or private party events, the ice machine will not be available for personal, pool or other activity use to fill coolers or drink containers

Ticket Sale — Once you have purchased tickets from the BV desk and Sue S. Non Refundable



NOTICE



**HELP KEEP
THIS PLACE
CLEAN**

Please be considerate and pick up after yourselves when exiting the annex, ballroom, and kitchen areas.

We have found coffee grounds left over in the coffee maker in the kitchen, wrappers and food on the floor in the Annex, spilled soda in the clubhouse hallway, etc.

IMPORTANT ANNOUNCEMENT:

PLEASE DO NOT PARK ON THE CURBS!!!

BellaVita owns our streets within the community and when the curbs are damaged the association has to repair/replace. Please be cautious.

This is a friendly reminder that the Clubhouse's hours are posted as of June 1st:

CLUBHOUSE HOURS

Sunday....Clubhouse
Closed

Monday....10a to 5p

Tuesday.....10a to 5p

Wednesday...10a to 5p

Thursday....10a to 5p

Friday.....10a to 5p

Saturday10a to 5p

Please maintain 6 ft. social distancing; Only 1 staff member will be at the desk; Only 1 resident may approach desk; Services available at this time:

Copies;

Notary Services (by appointment);

Distribution of Newsletter and

Directory;

No monetary change will be made;

No tickets are for sale;

Homeowner Concern Forms available;

Access for Gym/Fitness Center will be through the Lobby by appointment only. Restroom access;

Copy. Print. Fax. *and more!*

The Service Desk will provide the following FAX, Notary and Copy services for home owners:

- Long distance faxes - \$1 for each page
- Sending local Faxes – no charge
- NO International faxes
- Receiving Faxes – 10 cents per page up to 25 pages and 25 cents per page over 25 pages.
- Notary services are free **by appointment only.**
- Notary services are for residents only. Please make appointment at the front desk.
- Scanning to email-No charge
- Copy Services – 10 cents per page up to 25 pages and 25 cents per page over 25 pages.

The **Copy Center** copying guidelines for the BellaVita HOA Board, Board Committees and Clubs and Organization Officers are at no charge as follows:

- Maximum of 25 pages – immediate copying
- Maximum of 400 pages – 24 hour copying
- Over 400 pages – one week copying
- Any specialty services (stapling, binding, hole punching, etc.) are the responsibility of the requester.
- **All copies are black and white on white paper only.**
- All specialty papers are to be provided by the requester.

NOW OFFERING: Laminating- 25 cents for 1/2 page and 50 cents for a full page.

ARCHITECTURAL GUIDELINES REMINDER:

Remember to check the Architectural Guidelines before making any improvements or modifications to the exterior of your home or property. There are specific requirements for many changes.

The ARC Guidelines are on the BellaVita website along with an application which explains the time frame for approval and the documents required to be submitted.

The Rules and Regulations governing the use of BellaVita property (clubhouse, annex, pool and common grounds) state that no more than 10 guests per household are allowed. Exceptions to this rule are for Bereavement/Memorial services, private party rentals and events open to the public such as the Mistletoe Market. Your private homes are not governed by these Rules and Regulations.



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BellaVita Staff Contact Information

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HOA Board of Directors

President - Connie Harry

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Vice President - Ken Wright

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281-723-1182

Treasurer - Steve Anderson

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832-693-0928

Secretary - Cindy Dutschke

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281-224-5669

Director - Sandra Talley

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281-923-5509

Director - Billy Potter

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281-484-5198

Director - Merlin Mohr

mmohr@club-bellavita.org

713-213-6628



Alarm Monitoring- Modern System- 281-599-7388

Animal Control- City of Pearland- 281-652-1970

Cable-Comcast-Transfer- 855-307-4896

Lawn Care-Rusticscapes- 832-620-6529

Street Light- Center point- 713-207-2222 Opt.5