



**BELLAVITA
ANNUAL
MEETING
2023**

March 22, 2023

7:00 p.m.

BellaVita at Green Tee Homeowners' Association
Annual Homeowners' Meeting Agenda
BellaVita Clubhouse Ballroom, Pearland, TX 77581
7: 00 p.m. March 22, 2023


Determination of Quorum and Call to Order	HOA President, Don Smith
Introductions	Don Smith
Notice of 2022 Annual Meeting Minutes Approved in April 2022 Regular Board Meeting	Don Smith
Treasurer's Report	Bernie Bouman
State of the Association	Don Smith
Villas Master HOA Report	Billy Potter
Awards Committee Presentation	Sandra Bornstein
Elections Committee Report, 2023 Elections	Ruth Southard, Chair
Recognition of Board Service	Shannon Boogades, Inframark
Adjourn to Board of Directors Organizational Meeting	Don Smith

BOARD OF DIRECTORS ORGANIZATIONAL MEETING

BELLAVITA CLUBHOUSE ARTS & CRAFTS ROOM, PEARLAND, TX 77581

IMMEDIATELY FOLLOWING THE ANNUAL MEETING

WEDNESDAY, MARCH 22, 2023

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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BELLAVITA BOARD OF DIRECTORS



Don Smith, President



Dallas Smith, Vice President



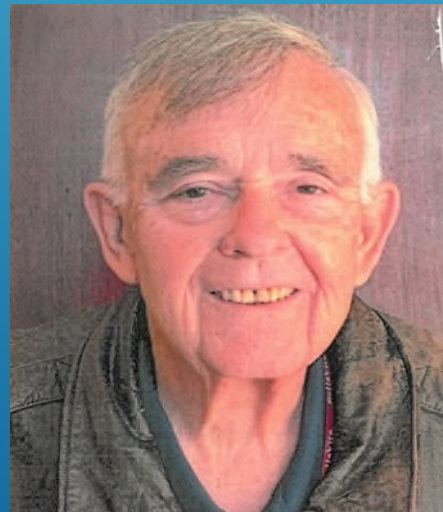
Sandra Talley, Secretary



Bernie Bouman, Treasurer



Kenneth Wiggins, Director



Billy Potter, Director

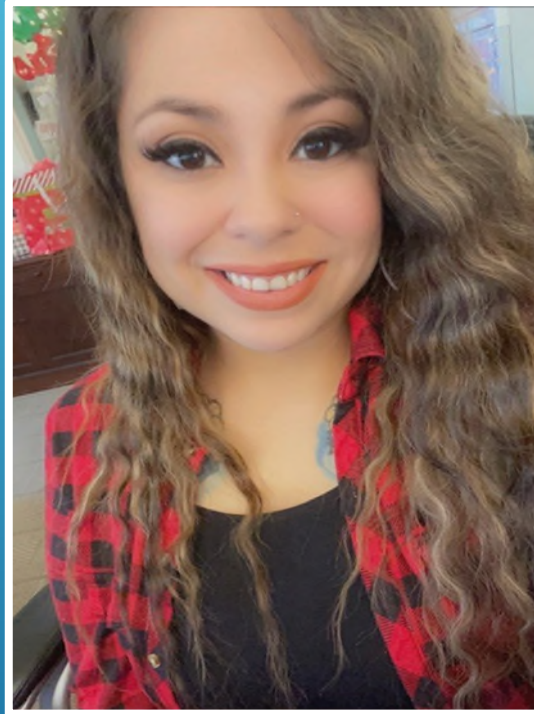


Danny Koons, Director

BELLAVITA STAFF



Shannon Boogades,
Manager



Carolina Garcia,
Clubhouse
Coordinator



Laura Roweton,
Clubhouse
Coordinator



Alexa Smith,
Clubhouse
Attendant

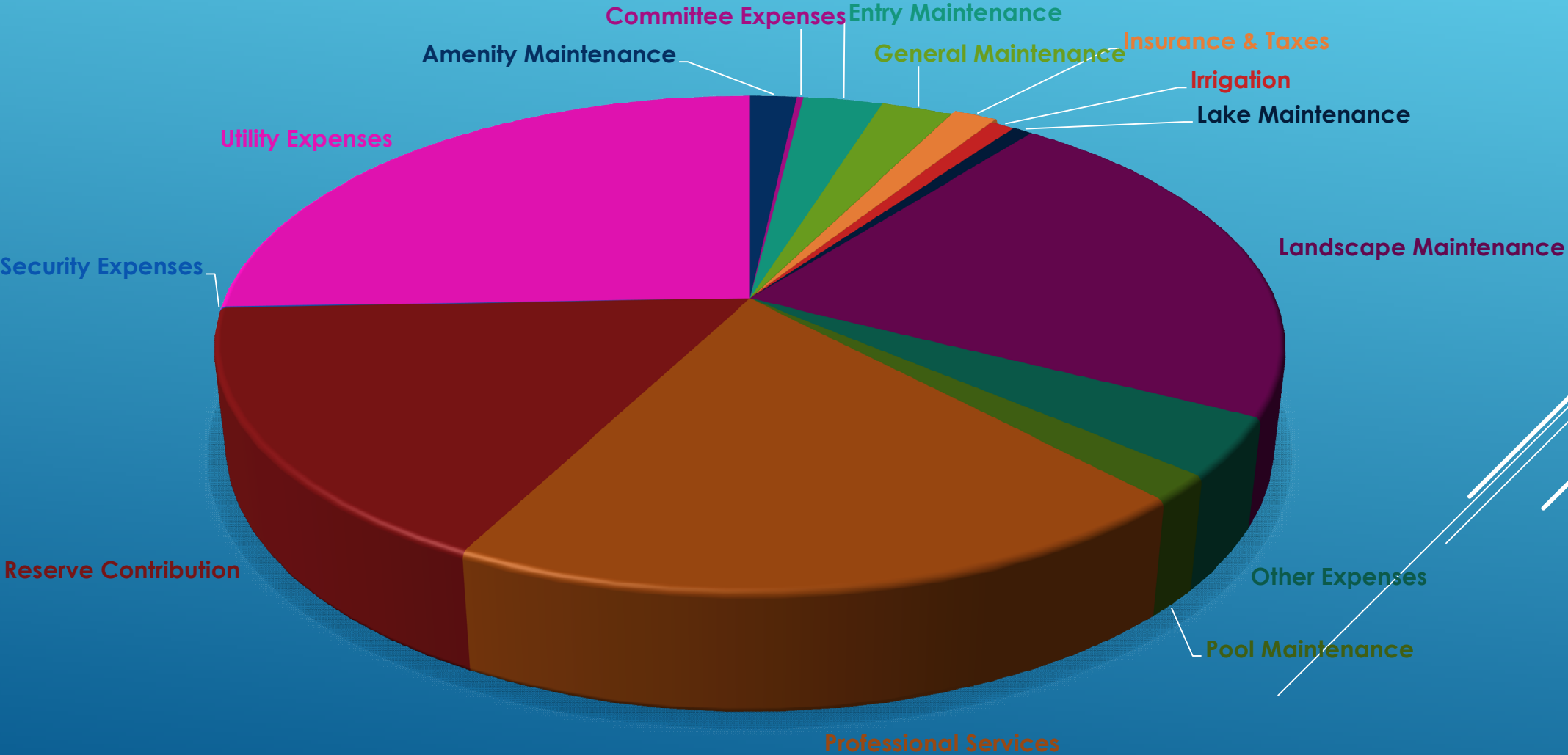


**2022 ANNUAL
MEETING MINUTES
WERE APPROVED AT
THE APRIL 20, 2022
REGULAR BOARD OF
DIRECTORS MEETING**

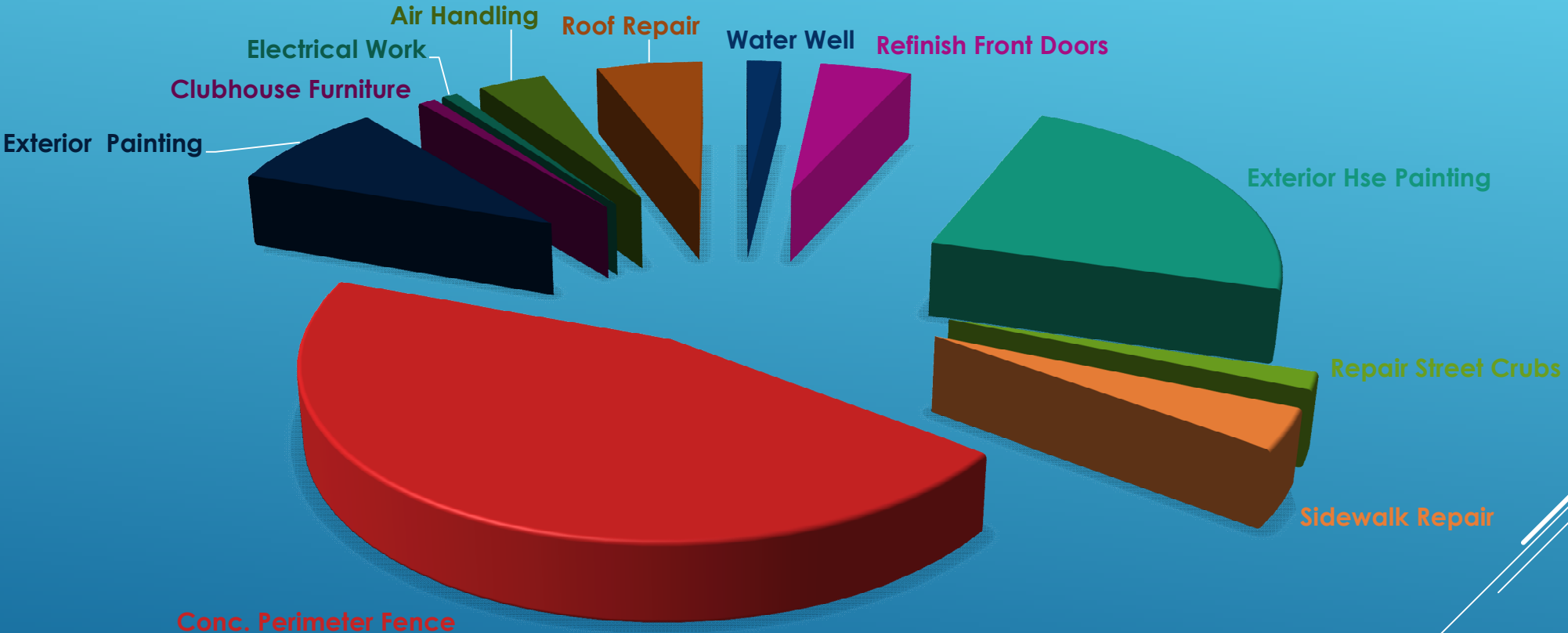
BALANCE SHEET 2022

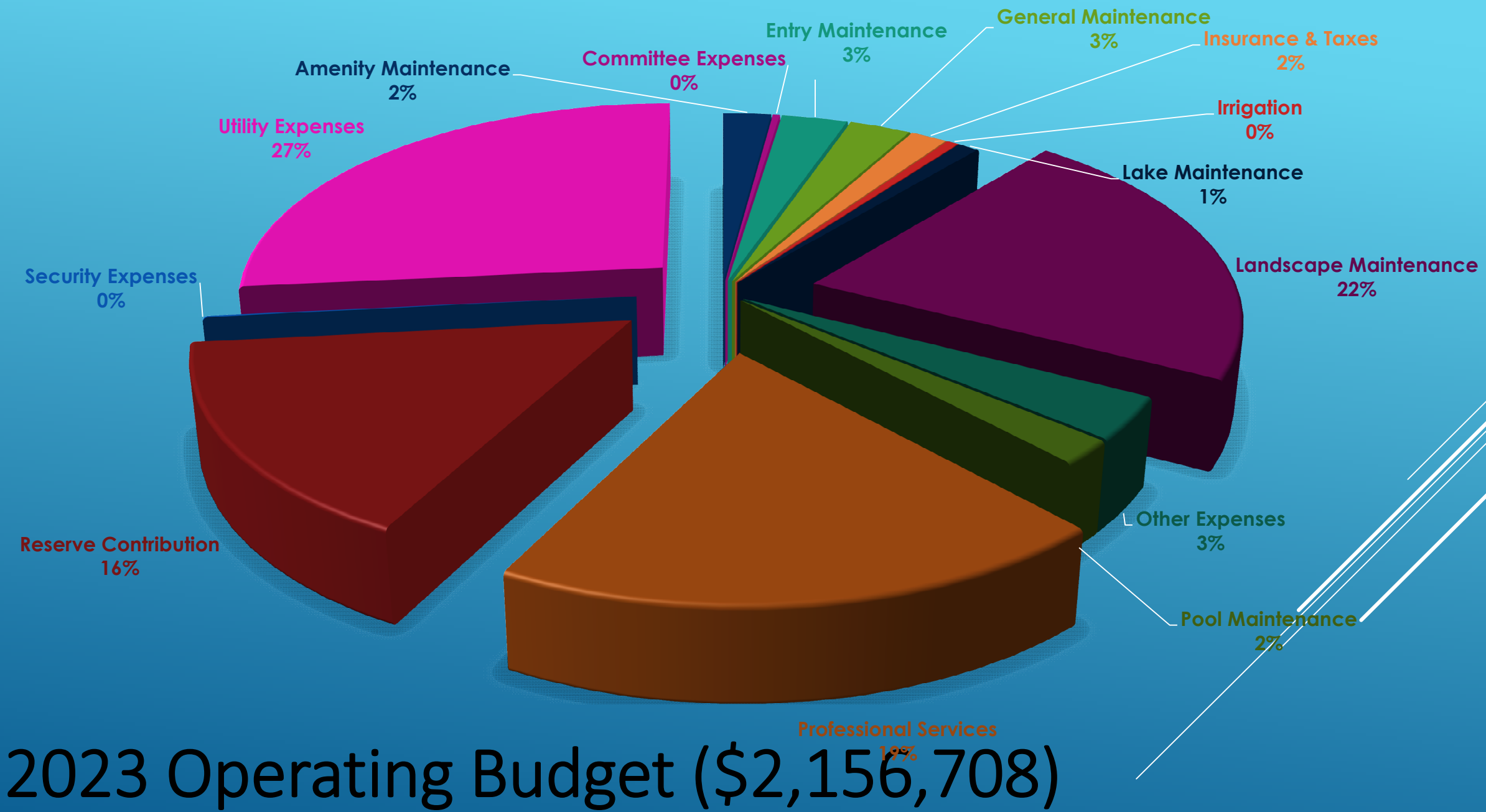
	Funds	
	Operating	Reserve
Assets		
Total Cash	\$188,663.78	\$1,108,837.04
Petty Cash	500	-
Debt Allowance	-6,000.00	-
Total Assets	\$183,163.78	\$1,108,837.04
Liability & Equity		
Prepaid Assessments	115,528.75	-
Accumulated Surplus/Deficit	212,748.56	1,263,295.36
Current Year net Income/Loss	-145,113.03	-154,458.32
Total Liability & Equity	\$183,164.28	\$1,108,837.04

2022 Operating Fund (\$2,171,772)



2022 Reserve Fund (\$525,096)





2023 Operating Budget (\$2,156,708)

Revised
RESERVE STUDY
BellaVita at Green Tee
Homeowners' Association, Inc.



Pearland, Texas
Inspected - February 1, 2022
Revised - March 30, 2022



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2022 RESERVE STUDY

PURPOSE OF RESERVE STUDY

- Identify the Assets of the Community
- Estimate Repair and Replacement (R&R) Costs of for each Asset
- Project when R&R costs will occur thru the Year 2052
- Project the annual transfer amount from Operating to Reserves that are need to cover future R&R

BUSINESS MODEL

Professional Management Company

Board of Directors

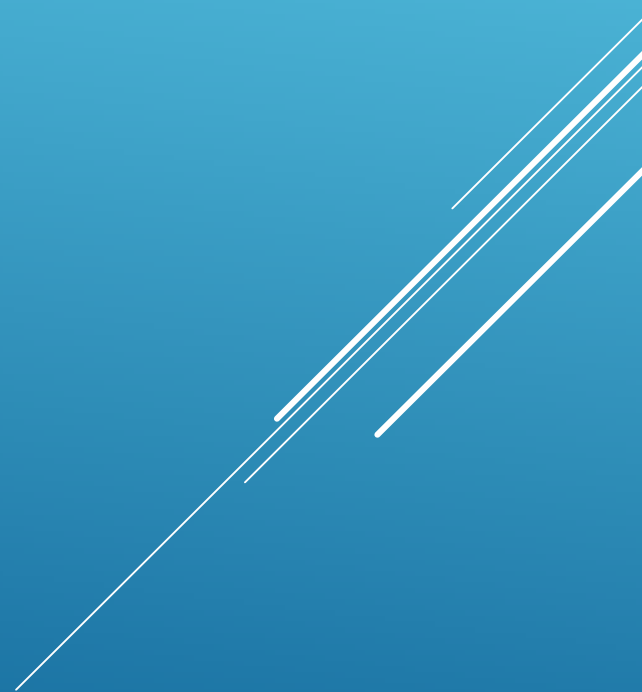
Committees, Clubs, Groups

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2022 YEAR IN REVIEW

- Pearland Drainage Fee Proposal
- Home Development S. Riviera Cir and Berlino Dr.
- Scarsdale Wall
- Clubhouse Roof
- Annex Freeze Damage
- 2023 Monthly Assessment Increase

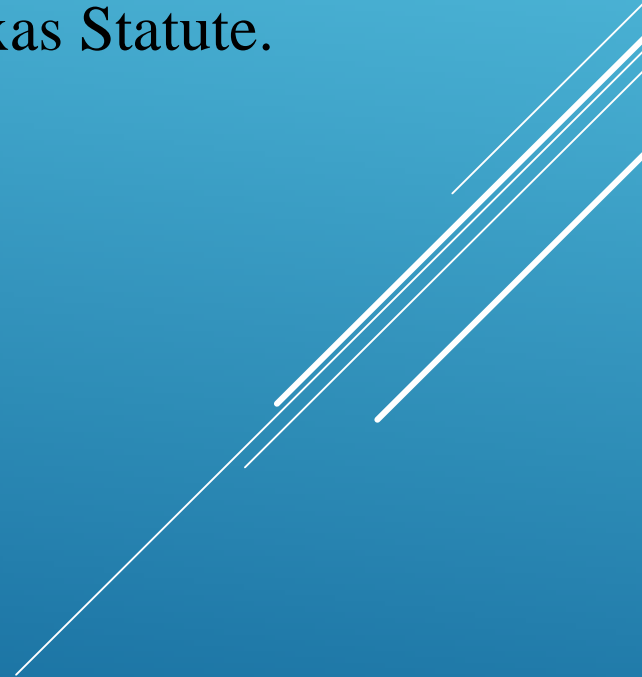
MANAGING COST AND FINANCES



VILLAS MASTER

- Tree trimming along Scarsdale
 - New landscape company – Superior Landscape
 - Landscape enhancements within both communities
 - Pearland police traffic study in Villa Verde to issue tickets and catch speeders
 - Looking for a new company for holiday décor
 - There have been gate improvements at Villa D Este
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VILLAS MASTER - CONTINUED

- Policies have been adopted for Large Contract Bid Solicitation, Display of Religious Items Policy, Security Measures Policy, Deed Restriction Violation Hearing Policy and Swimming Pool Enclosure as mentioned by Texas Statute.
 - Delinquency rate down for Villa D Este and Villa Verde
 - Villa Verde has opted not to get a wall like BellaVita's
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SANDRA
BORNSTEIN –
AWARDS



Abruzzese, Dottie
Alexander, Nancy
Biard, Sue
Donovan, Barb
Dutchke, Cindy
Hart, Bill
Epperson, Suzanne
Mixon, Melody

O'Connor, Shirley
Simmons, Cindy
Smith, Dallas
Valdez, Anne
Velasquez, Kenneth
Walker, Mary
Wilson, Dennis

AWARDS – 5 YEAR VOLUNTEERS

Carolyn Beeson

Danny Koons

Larry Alvarez

Lew & Mary Ann Shuffler

2022 VOLUNTEER OF THE QUARTER

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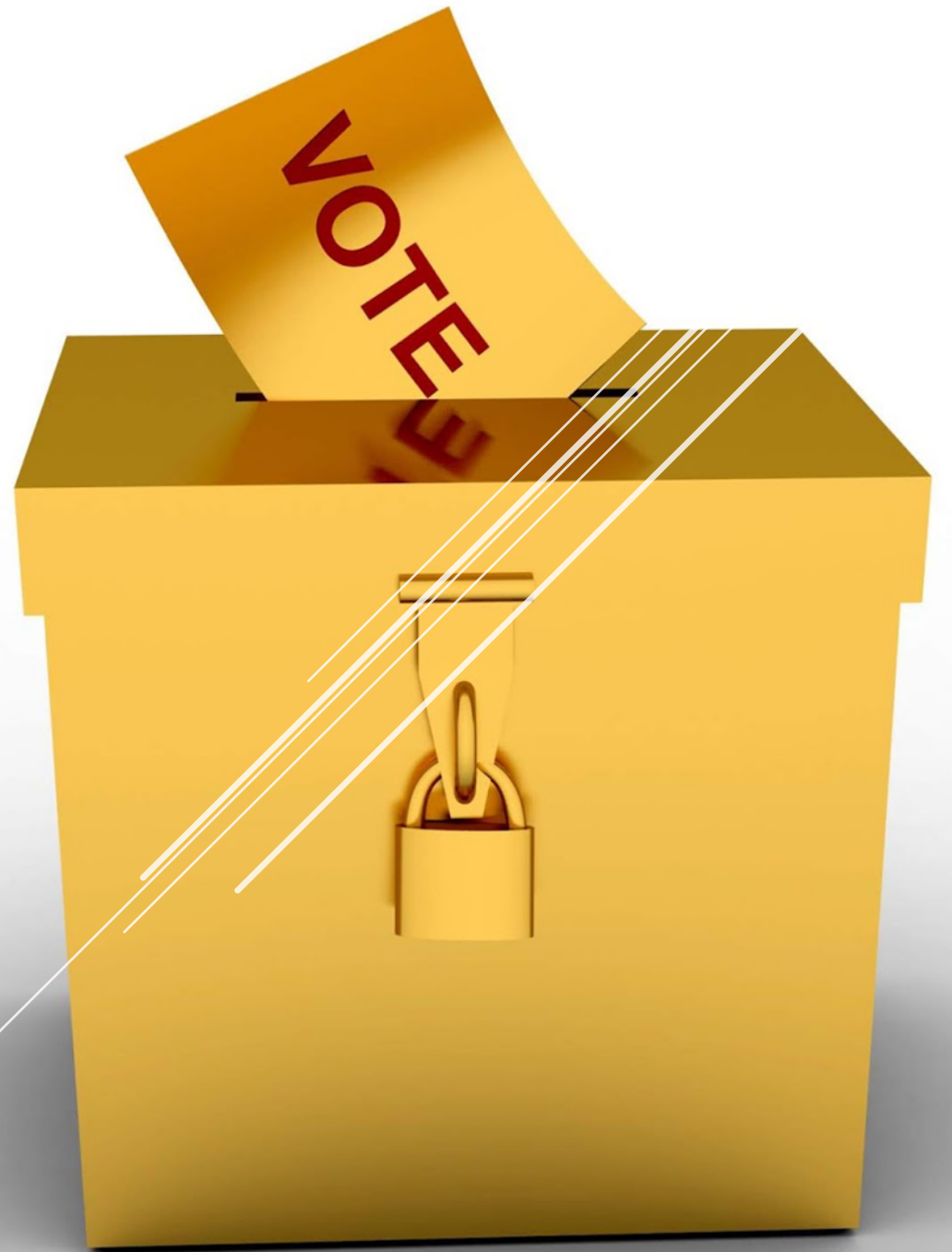
Bella Vita

2023

Rose

Award

**RUTH
SOUTHARD –
ELECTIONS
CHAIR**

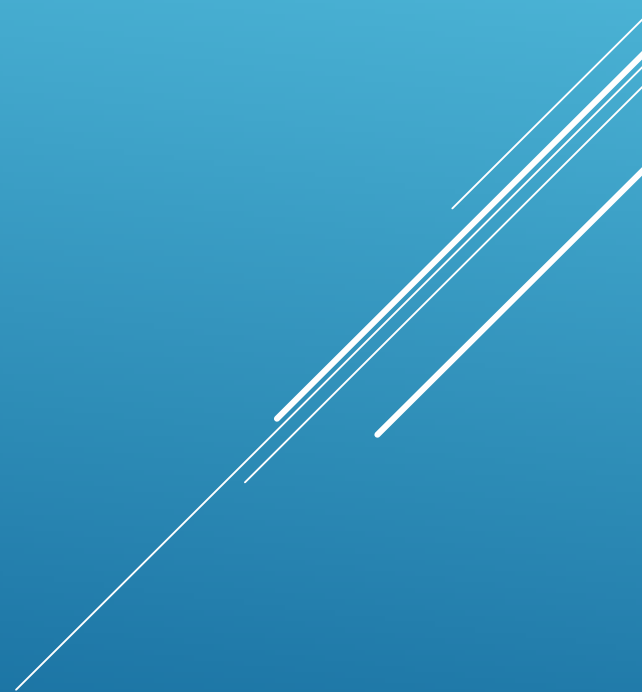


2023 NEW BOARD MEMBERS





Recognition of Board Service



ADJOURN

The newly elected Board will be meeting to determine election of officers for the upcoming year and appointment of Villas Master board representatives in the Arts and Crafts room. No other business will be conducted.

You are welcome to join them, or you may join us for a light snack and beverages.

The officers and directors will be announced after the Organizational Meeting.

Thank you all for attending.