



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON JULY 27, 2016 AT 3:00 P.M. AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX. 77581.

DIRECTORS PRESENT

Ron Gerlach, President
David Dommert, Treasurer
Ken Wright, Director
Fritz Ring, Director

Dianne Clement, Vice President
Billy Potter, Secretary
Bill Burdick, Director

IN ATTENDANCE

15 Homeowners were in attendance.

Matt Lopez, Community Manager representing FirstService Residential and Nancy Triggs, Clubhouse Manager, were present.

CALL TO ORDER

Due notice of the meeting having been given and a quorum being present, the meeting was called to order. Ron Gerlach, presided and Matt Lopez assisted in recording minutes.

ADOPTION OF AGENDA

Upon a motion duly made and seconded, the agenda was accepted without changes.

CONSIDERATION OF MINUTES

Upon a motion duly made and seconded, the Board Meeting minutes from June 22, 2016, were approved.

CONSIDERATION OF ELECTRONIC VOTES

The policy for the contracting subcommittee was approved on July 5, 2016

PRESIDENT'S REPORT

- Reauthorization to cash WNB 50k CD and reduce loan; FSR will check on the process for paying off notes
- Authorization for clubhouse assistant manager position and manager vacation approval was considered; other options should be explored
- Fence turn over to homeowner's final letter. The punch list is complete and now need warranty coverage.
- The Strategic Plan has been updated and is out for review by the leadership team for further discussion
- New members on the financial committee are Huda Pringle and Jo DeKumder

OPEN COMMENTS BY BOARD MEMBERS

A discussion regarding the roofers ensued; city ordinance restricts work hours to 7am-7pm.

TREASURER'S REPORT

David Dommert explained the 2015 Audit Review which will be performed by Goldstein. A review saves \$3000-\$4000 as opposed to doing a full audit. It was noted that Rusticscapes submits their invoices late

MANAGEMENT REPORT

- The Carray Date Palms have the disease; no issues with the trees in BellaVita, all are on Scarsdale
- The rose bushes near the pool will be redone
- FSR will check on HR rules for full and part-time employees

CLUBHOUSE MANAGER'S REPORT

- Nancy's task list needs to be forwarded to the board and ensure the staff is properly trained

COMMITTEE REPORTS

- Don Jensen reported on facilities, focusing on curb repairs and parking lot lights; 2 votes approved
- Billy reported on grounds; zero approved

ADDITIONAL BUSINESS

- Ron Gerlach provided the MUD #18 update:
 - Swell drainage will be worked on soon
 - Reissued bond rate and saved 750k
- Bill Burdick provided Villas Master update
- Billy Potter presented the homeowner concern forms and the status of each
 - The floats in the pool would be referred to the Pool Committee
- Diane Clement reported on the Gate Task Force: the survey wasn't complete as there was a Gate Task Force delay but will be coming soon

SCHEDULED NEXT MEETING

The next scheduled meeting is a Board Workshop on August 24, 2016 and there will not be a board meeting in August. The next scheduled Board meeting will be held on September 28 at 3 pm. Director Ken Wright would prefer a board meeting each month even if there is a workshop and the Board will consider this request.

EXECUTIVE SESSION

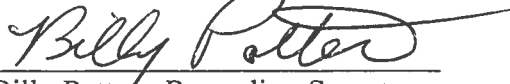
Executive session was called to consider actions involving personnel, pending litigation, contract negotiations, enforcement actions, matters involving invasion of privacy of individual owners, or matters that are to remain confidential by request of the affected parties and agreement of the Board.

RECONVENE OPEN SESSION

ADJOURNMENT

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

Respectfully Submitted,



Billy Potter - Recording Secretary

Approved

10/26/2016
Date