



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON JANUARY 28, 2015 AT 3:00 P.M. AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX. 77581.

DIRECTORS PRESENT

Ruth Southard, President Ron Gerlach, Vice President Carol Barber, Director
Marc Wormser, Treasurer John Rodriguez, Secretary

Bill Burdick, Director, was not present.

IN ATTENDANCE

21 Homeowners were in attendance

Tami Smith, 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. The President, Ruth Southard, presided and the Tami Smith assisted in recording the minutes.

ADOPTION OF AGENDA

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

CONSIDERATION OF MINUTES

Upon a motion duly made and seconded, the Board Meeting minutes from November 19, 2014 were approved.

Upon a motion duly made and seconded, the Special Board Meeting minutes from December 8, 2014 were approved.

Upon a motion duly made and seconded, the Board Meeting minutes from December 22, 2014 were approved.

CONSIDERATION OF ELECTRONIC VOTES

Electronic vote held on November 22, 2014 was not passed.

PRESIDENT'S REPORT

Ruth Southard reported that the Hurricane Fence invoked the 30 day out clause in the contract on December 12, 2014. The board did not contest this action.

Rockin'D Fence Company has signed a contract to complete the fence project.

The community continues to suffer several acts of vandalism.

The Awards committee is still accepting nominations for the ROSE award.

BellaView took place on January 25, 2015. Over 50 people attended and the committees were able to add new members.

Carol Grisanti has resigned from the Finance Committee.

Upon a motion duly made and seconded, the new assignments to committees were approved.

OPEN COMMENTS BY BOARD MEMBERS

Ron Gerlock stressed to the homeowners the importance of heeding the caution signs and maintaining the community.

Marc Wormser encouraged homeowners to participate in the election by volunteering to fill an open Board seat.

TREASURER'S REPORT

Marc Wormser reported that total operating income increased for the year by \$28,393 for a total of \$1,726,731. The Total Expenses were \$1,749,236, which was over budget \$51,026. The year ended with a total net income loss of \$22,633.

The Treasurer's Report was filed for audit.

MANAGEMENT REPORT

Tami Smith reported that the To Do list has been completed.

CLUBHOUSE MANAGER'S REPORT

Nancy Triggs presented the report:

- Pearland false alarms are increasing in cost. Modern needs to change the sequence in which alarm notification happens.
- Calendars for 2015 were presented for insurance purposes.
- Konica Minolta copy machine contract expires 1/31/15. Assist in obtaining a new contract was requested.

Upon a motion duly made and seconded, a quote for Mosquito Control at a cost of \$74.15 per application was approved.

Upon a motion duly made and seconded, a quote from Miller Pools for the pool maintenance for 2015 at a cost of \$23,273.75 annually was approved.

Upon a motion duly made and seconded, a quote from R S Painting to repair and paint the storage room at a cost of \$700 was approved.

Upon a motion duly made and seconded, the clubhouse maintaining the abridged schedule of closing at 6 PM on Friday and Saturday nights was approved when no other activities are scheduled.

Upon a motion duly made and seconded, the Board agreed to file a written complaint with the City of Pearland for unjustified penalty payments without any recourse to zero out past charges as a one year period without false alarms is too server for occurrence.

COMMITTEE REPORTS

Clubhouse Committee: Upon a motion duly made and seconded, the proposal for new Raptor Abdominal and Back Extension machine at a cost of \$2,299.23 was approved.

Facilities: Don Jensen presented a proposal from CAD Restoration Services to construct a 4 x 25 foot concrete extension to the club house side of the Annex Parking area. Upon a motion duly made and seconded, the proposal was approved in the amount of \$2,280.

Upon a motion duly made and seconded, the board agreed to accept a gift of a 4x6 box freezer which will be used by the clubs.

Grounds Committee: Upon a motion duly made and seconded, the planting of a Pink Magnolia in honor of Judy Taylor was approved.

TASK FORCE

Fence: New contractor is set to begin work on February 2, 2015. The Task Force will monitor the irrigation damage and notify FirstService Residential of needed repairs. These requests will be forwarded to Rusticscapes as well as tracked with a separate G/L account number.

In order to speed up the building process, Rockin' D Fence will have product delivered to the neighborhood as well as a port-a-let.

ADDITIONAL BUSINESS

Tax Exemption: The question was raised as to which exemption sub-section was filed.

Compliance Policy: Upon a motion duly made and seconded, the Compliance Policy was approved as presented.

55+ Policy: Upon a motion duly made and seconded, the proposal for 55+ policy was approved as presented.

By-Laws Revisions: Upon a motion duly made and seconded, the proposal for revisions to the By-Laws was approved as presented.

Villas Master Updates: No report at this time.

Homeowner Concern Forms: John Rodriguez presented three homeowner concern forms that have all been corrected.

SCHEDULED NEXT MEETING

There will be a Board Workshop on February 25, 2014 at 3:00 P.M.

The next regular meeting of the Board of Directors will be the HOA Annual Meeting is scheduled for March 25, 2015 at 3:00 P.M. in the Club BellaVita Ballroom.

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.

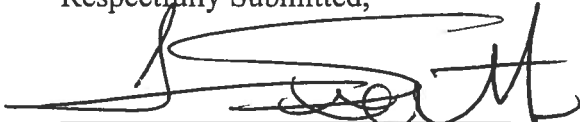
RECONVENE OPEN SESSION

No business needed for reconvene


ADJOURNMENT

There being no further business, the meeting adjourned.

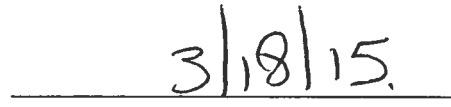
Respectfully Submitted,



Recording Secretary



Approved



Date