



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON MAY 27, 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 Bill Burdick, Director John Rodriguez, Secretary
Billy Potter, Director

IN ATTENDANCE

20 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 March 18, 2015 were approved.

Upon a motion duly made and seconded, the Annual Homeowner's Meeting minutes from March 25, 2015 were approved.

Upon a motion duly made and seconded, the Special Board Meeting minutes from March 27, 2015 were approved.

CONSIDERATION OF ELECTRONIC VOTES

The following electronic votes were previously approved:

April 23, 2015 – Approve \$2400 to repair fractured concrete on lake apron

April 23, 2015 – Approve \$3900 + tax to add 2 pole lights in area outside Annex

April 23, 2015 – Approve revised job descriptions for clubhouse manager, office assistant and front desk receptionist

PRESIDENT'S REPORT

Ruth Southard reported that Billy Potter will be the liaison for facilities committee.

Upon a motion duly made and seconded, Diane Clement and Rory Potter joining the CRC committee was approved.

Upon a motion duly made and seconded, Mike O'Grady joining the Facilities committee was approved.

OPEN COMMENTS BY BOARD MEMBERS

No comments at this time.

TREASURER'S REPORT

Marc Wormser reported a year to date income variance of \$14,330 and expense variance of \$51,009. The Expense variance is high due to there being two landscaping invoices processed in April. The Reserve funds have a balance of \$709,872, which includes the fence project.

The Treasurer's Report was filed for audit.

Tami Smith presented a copy of the FirstService Residential monthly billing which included the annual billing for records storage.

MANAGEMENT REPORT

Tami Smith reviewed the To Do list.

CLUBHOUSE MANAGER'S REPORT

Nancy Triggs presented the report:

- Proof of Pictorial Directory has arrived and when finalized the Communications Committee will deliver to homeowners.
- Memorial Day Event in regards to the pool area went smoothly.
- Parking lot lights need to be changed but more research is being done to select the correct LED bulb.
- GFI switch for the spa/pool continues to trip. Marc Wormser requested that the facilities committee have it researched

Upon a motion duly made and seconded, the Clubhouse calendars through December 2015, though tentative, were approved.

COMMITTEE REPORTS

Architectural Review Committee: Upon a motion duly made and seconded, the committee recommends that the homeowners have the option to cap wooden gates, at the homeowners expense was approved. The guidelines for compliance specifications will be added to the fence specifications.

Community Relations: Janet DelSardo presented a recommendation to allow Covia Health to offer digital 3D mammography on property. Upon a motion duly made and seconded, the agreement with Covia Health to offer services on property was approved.

Facilities Committee: Don Jensen presented the committee recommendation for the Dumpster Enclosure. Upon a motion duly made and seconded, the Brooks Enclosure proposal for metal fence and rolling gate at a cost not to exceed \$14,500 was approved.

Upon a motion duly made and seconded, the Brooks Enclosure proposal to repair the sidewalk at S Capri and N Riviera Circle at a cost of \$300 was approved.

Finance Committee: Ruth Cheek presented a recommendation to lease a copier versus purchasing a new copier. Upon a motion duly made and seconded, the Konica Minolta 60 month lease at a cost of \$174 per month and service contract at a cost of \$70.90 per month was approved. The lease will be paid on a quarterly basis.

ADDITIONAL BUSINESS

Tax Exemption: The application and CPA recommendation will be sent to the finance committee for review.

That's Entertainment Committee: Carlos Trevino reported on the status of the sound equipment. The committee will purchase a system of six (6) garth microphones (headsets) and asked they be added to the Clubhouse assets. Upon a motion duly made and seconded, the equipment purchased by the TEC added to the Clubhouse assets was approved.

Villas Master Updates: No report at this time.

MUD Updates: No report at this time.

Homeowner Concern Forms: John Rodriguez presented a spreadsheet and discussion of the status.

SCHEDULED NEXT MEETING

Bellavita will host a candidate forum on June 1, 2015 in the clubhouse.

There will be a Strategic Planning Workshop meeting on June 27, 2015 at 8:30 AM at the Clubhouse.

There will be a Board Workshop on June 24, 2015 at 3:00 P.M.

The next regular meeting of the Board of Directors is scheduled for July 22, 2015 at 3 P.M.

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

Upon a motion duly made and seconded, the recommendation to send unit #368 to the attorney for collections was approved with the condition it is not for sale.

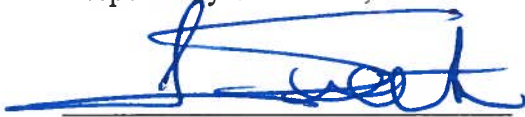
Upon a motion duly made and seconded, the deed violation cure period for mold/mildew extended to July 1, 2015, due to excessive rain in May, was approved

Upon a motion duly made and seconded, the deed violation appeal was denied conditionally. Tami Smith will send a letter to homeowner explaining that there will need to be a landscape screening installed.

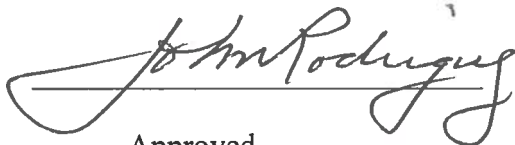
ADJOURNMENT

There being no further business, the meeting adjourned at 6:25 PM

Respectfully Submitted,



Recording Secretary



Approved



Date