



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON NOVEMBER 15, 2017 AT 3:00 P.M. AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX 77581.

DIRECTORS PRESENT

Dianne Clement, President
Billy Potter, Secretary
Connie Harry, Director
Ken Wright, Director

Steve Anderson, Treasurer
Fritz Ring, Director

ABESENT:

Bill Burdick, Vice-President

IN ATTENDANCE

19 Homeowners were in attendance.

Katie Ivanics, Community Manager, Severn Trent and Shinece Haughton, Assistant Community Manager

HOMEOWNER FORUM

- None

CALL TO ORDER

Due notice of the meeting having been given and a quorum being present, the meeting was called to order at 3:00PM by Dianne Clement, presided and Katie Ivanics recorded minutes.

ADOPTION OF AGENDA

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

CONSIDERATION OF MINUTES

Upon a motion duly made and seconded the October 25, 2017 Board Meeting Minutes were approved as presented.

CONFIRMATION OF ELECTRONIC VOTING

- The board voted to proceed with the roof repair with Brinkman

PRESIDENT'S REPORT

- Dianne Clement stated there will be a town hall meeting on December 5th from 6:00pm-8:00pm with Maldonado Landscape and Severn Trent the management company to answer any questions homeowners have.

- Dianne Clement mentioned there are going to be four positions available coming up at the Annual Meeting and encouraged all homeowners to run if interested

OPEN COMMENTS BY BOARD MEMBERS

Dianne announced Mike Fortier to the Finance Committee

TREASURER'S REPORT

- Stephen Anderson indicated there is a signed agreement for the 2016 and 2017 audit

MANAGING AGENT'S REPORT

- The front desk is still accepting auto draft forms for any homeowners that want to set up automatic withdraws every month for their monthly assessment.
- If there are any questions regarding deed restrictions homeowners are encouraged to call the management office.

CLUBHOUSE REPORT

- ProMaxima have repaired the two treadmills that were down
- JFC Construction installed the river pump on 11/6/2017 and the river is back up and running. Shinece will be working with facilities on a plan for maintaining the river pump.
- Brinkman should be out the week of November 13th to fix the roof.

COMMITTEE REPORTS

Facilities Committee, Dorothy Barrera

- The spa will be drained/acid bath on December 11th
- H&R Services proposal presented for board review for system upgrade for free of charge.
 1. Upon a motion duly made and seconded the H&R Services proposal was approved as presented.
- The proposal from Maldonado landscape/drainage improvement was presented to the board. The total cost is \$25,711.31. It was recommended going with Maldonado as the other three vendors either declined or didn't meet the scope of work as Maldonado did.

Contracts Subcommittee, Fritz Ring

- Concrete work to include curbs. The scope of work will include the curbs, clubhouse sidewalk and sidewalk on the south side of the lake.

ADDITIONAL BUSINESS

Villas Master, Dianne Clement

- The Villas Master Annual Meeting will be in March 2018.

Homeowner Concern Forms, Billy Potter

- A concern about the treadmills being broken
- A concern about multiple realtor signs within the community

- A concern was mentioned about a stain on a driveway that was corrected

NEXT SCHEDULED MEETING

- Next scheduled Board meeting January 24, 2018. There will be no December meeting.

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

- The board approved the employee bonuses for a total of \$650.00
- The board voted to proceed sending 209 letters to all accounts over 3 months delinquent.


ADJOURNMENT

There being no further business, the meeting adjourned at 4:51PM


Respectfully Submitted,



Katie Ivanics, Recording Secretary



Approved, Billy Potter



Date