



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON NOVEMBER 18, 2015 AT 3:00 P.M. AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX. 77581.

DIRECTORS PRESENT

Ruth Southard, President Ron Gerlach, Vice President Marc Wormser, Treasurer
Bill Burdick, Director John Rodriguez, Secretary Billy Potter, Director
Carol Barber, 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 September 23, 2015 were approved.

CONSIDERATION OF ELECTRONIC VOTES

The following electronic votes were previously approved:

October 9 – re-furbishing kitchen cabinets

September 29 – purchase of treadmill

October 24 – replacement of gate operator - \$2,044.34

PRESIDENT'S REPORT

Ruth Southard reported that Renee West is to begin building on the eight vacant lots in January 2016. Bellavita has requested a concrete walk connection to the lake. Four Board member terms expire this year and everyone is encouraged to 'throw their name in the hat'.

Dorothy Barrera has resigned as the chair for the Rose Awards Committee. Upon a motion duly made and seconded, Sandra Burnstien becoming Chair and Maylene Moore as a member of the Rose Awards committee were approved.

OPEN COMMENTS BY BOARD MEMBERS

Marc Wormser asked homeowners to consider being a Board member.

TREASURER'S REPORT

Marc Wormser reported on the October 31, 2015 financials. The Treasurer's Report will be filed for audit.

MANAGEMENT REPORT

Upon a motion duly made and seconded, the Resolution regarding approval of foreclosure actions and enforcement actions, was approved.

CLUBHOUSE MANAGER'S REPORT

Nancy Triggs presented the report:

- Another roof leak in the storage area of ballroom.
- It is time for carpet/tile/grout cleaning, proposals will be sent electronically
- The pool heater has been turned off

Upon a motion duly made and seconded, the calendars through June 2016 were approved.

Upon a motion duly made and seconded, the concept of removing the putting green and the landscape committee making recommendations for use of the space, was approved.

COMMITTEE REPORTS

Facilities Committee:

Upon a motion duly made and seconded, appointment of Dorothy Barrera, Project Manager, as assistant chair for the facilities committee, was approved.

The dumpster project is almost complete.

The river pump needed a new coupling instead of a new pump.

The committee recommends to continue with will call repairs; there is no advantage to a lake management contract.

The sink hole on Riviera (near the blue fire hydrant) has been filled with sand.

Finance Committee: Steve Anderson reported that the funds at year end could have a deficit.

Grounds Committee: Becky Spedden reported that the committee recommends the removal of 21 pear trees.

Upon a motion duly made and seconded, the Bay Area Tree proposal to remove 21 pear trees, grind the stumps and remove the debris at a cost of \$1800, was approved.

Upon a motion duly made and seconded, the Bay Area Tree proposal to remove the palm tree at the Scarsdale entrance at a cost of \$250, was approved.

Upon a motion duly made and seconded, the Bay Area Tree proposal to remove the pear tree near the dumpster, if needed, was approved.

FENCE TASK FORCE

Upon a motion duly made and seconded, the proposal for the fence project committee to borrow up to \$100,000 from the operating account to complete the fence replacement project, was approved.

ADDITIONAL BUSINESS

Villas Master Updates: Bill Burdick reported that the Master will be providing patrol on a random basis. The officer will place stickers on vehicles in violation of the parking policy.

Upon a motion duly made and seconded, the sample of the parking violation sticker was approved for production.

MUD Updates: Ron Gerlach reported that Renee West has asked to be placed on the agenda for the December meeting of the MUD.

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

Strategic Plan 2016-2021: Upon a motion duly made and seconded, the Strategic plan was approved as presented.

FirstService Residential Contract: The edits to the contract was sent out electronically.

SCHEDULED NEXT MEETING

There will be a Board Workshop on December 16, 2015 at 3:00 P.M to discuss the Strategic Plan.

The next regular meeting of the Bellavita Board of Directors is scheduled for Wednesday, January 27, 2016 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, holiday bonuses for the staff were approved.

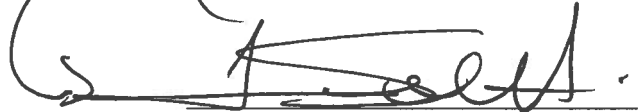
ADJOURNMENT

There being no further business, the meeting adjourned at 5:15 PM

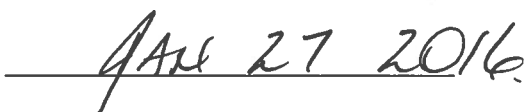
Respectfully Submitted,



Recording Secretary



Approved



Date