



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON MARCH 16, 2016 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 Billy Potter, Director Bill Burdick, Director
John Rodriguez, Secretary

IN ATTENDANCE

22 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 January 27, 2016 were approved.

CONSIDERATION OF ELECTRONIC VOTES

The following electronic votes were previously approved:

January 10 – replace fountain lighting at a cost of \$1792.64

February 17 – repair roof leak at a cost of \$2430.00

February 24 – approve underage resident request

February 26 – compliance stickers at a cost of \$520.00

PRESIDENT'S REPORT

Ruth Southard reported that the fence project is COMPLETE! And other various events that have occurred during the month. She also announced that the election voting closes at 5pm.

Ruth thanked Marc Wormser, Carol Barber and John Rodriguez for their work on the Board and offered her gratitude to the community for allowing her to serve for 14 years.

Upon a motion duly made and seconded, the new assignments to the committees were approved. Community Relations – Rosemary Grimmet, Lynne Ring. Nature Reserve – Rex Hemme. Finance Committee – Mike Warneke. Architectural Review – Ruth Southard.

OPEN COMMENTS BY BOARD MEMBERS

Billy Potter reported on an event hosted by the Pearland Police department asking how they can better serve the home owner associations in the area.

Carol Barber thanked all the homeowners for everything they have done.

TREASURER'S REPORT

Marc Wormser reported that total operating income had an increase over budget for January and February of \$2,404. The Total Expenses for the same time were \$294,390, which was over budget \$11,300. The reserve balance on February 29 is \$555,696.

Marc Wormser commended the finance committee for being efficient and productive.

The Treasurer's Report was filed for audit.

MANAGEMENT REPORT

No report at this time.

CLUBHOUSE MANAGER'S REPORT

Nancy Triggs presented the report:

- New front desk personnel are on board and fitting in nicely
- New homeowner tracking system from First Service, Connect, is in place and everyone is learning how to utilize.

Upon a motion duly made and seconded, the increase of up to 16 hours per week, for assistance in maintenance department, were approved.

Upon a motion duly made and seconded, the event calendars presented through October were approved.

COMMITTEE REPORTS

Comcast Task Force: Upon a motion duly made and seconded, the name change to Telecommunication Task Force, was approved.

Upon a motion duly made and seconded, adding Fritz Ring to the TTF was approved.

Finance Committee: Upon a motion duly made and seconded, the recommendation to replenish the reserves by depositing \$5,000 for the next 18 months failed.

Upon a motion duly made and seconded, the recommendation to redirect the \$10,000 after the loan has been paid back, failed.

Steve Anderson and the committee were assured that the Board would revisit the reserve contribution after the revised reserve study has been adopted.

Facilities: Billy Potter reported that the pool gates latches will need to be replaced in order to maintain regulation compliance.

Fence Project: Ron Gerlach reported that there has been approximately \$1,500,000 paid to complete the fence project.

ADDITIONAL BUSINESS

Bylaws change: The proposed change for Directors term length was deferred to the incoming Board of Directors.

Compliance Policy: Upon a motion duly made and seconded, the implementation of a \$100 fine for a second violation of overnight street parking, was approved.

Upon a motion duly made and seconded, the enforcement of the no overnight street parking policy starting May 1, 2016 was approved.

Judy Taylor Memorial: Upon a motion duly made and seconded, the engraved plaque that will be placed at the base of the tree, was approved.

Villas Master Updates: Bill Burdick reported that the fence on Scarsdale is being cleaned and painted.

MUD Update: Ron Gerlach reported that maintenance reported that the drain lines are being cleaned out.

Homeowner Concern Forms: John Rodriguez reviewed the homeowner concern forms and the status of the corrections for each.

SCHEDULED NEXT MEETING

The Annual Bellavita Homeowners' Association meeting will be held on March 23, 2016 at 7 PM in the Club BellaVita Ballroom.

The next regular meeting of the Board of Directors is Wednesday, April 27, 2016 at 3:00pm 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

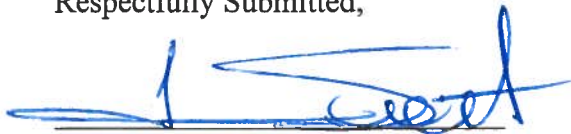
The Board reviewed a homeowner issue.

Upon a motion duly made and seconded, the recommendation for the Rose Award recipient was approved.

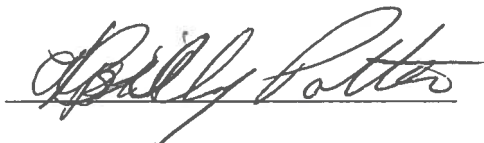
ADJOURNMENT

There being no further business, the meeting adjourned at 5:30 PM

Respectfully Submitted,



Recording Secretary



Approved



Date