



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON APRIL 27, 2016 AT 3:00 P.M. AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX. 77581.

DIRECTORS PRESENT

Ron Gerlach, President
Billy Potter, Secretary
Fritz Ring, Director

Diane Clement, Vice President
Bill Burdick, Director
Ken Wright, Director

David Dommert, Treasurer was not present.

IN ATTENDANCE

24 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, Ron Gerlach, 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 16, 2016 were approved.

Upon a motion duly made and seconded, the Annual Homeowner Meeting minutes from March 23, 2016 were approved

Upon a motion duly made and seconded, the Special Organizational Board Meeting minutes from March 23, 2016 were approved

CONSIDERATION OF ELECTRONIC VOTES

The following electronic votes were previously approved:

April 11 – Age Exemption approved for homeowner, non resident

PRESIDENT'S REPORT

Ron Gerlach reported that the reserve study has been reviewed. The appraisal plan from 2008 review will be placed on the budget for 2017.

Upon a motion duly made and seconded, the proposed liaison assignments of board members to committees were approved. Carol Barber will serve on the Grounds Committee and John Rodriguez will serve on the Clubhouse Committee.

OPEN COMMENTS BY BOARD MEMBERS

Ken Wright thanked the Facilities committee for the workshop.

Fritz Ring thanked the residents for all the support and reminded them that the budget is a planning tool.

TREASURER'S REPORT

Tami Smith reported that total cash in the bank on March 31, 2016 was \$55,308.58. The total cash in the reserve account on March 31, 2016 was \$245,461.32.

The Treasurer's Report was filed for audit.

MANAGEMENT REPORT

No report at this time.

CLUBHOUSE MANAGER'S REPORT

Nancy Triggs presented the report:

- A leak from in the kitchen from the roof was repaired.
- Snakes have appeared around the clubhouse in the last couple of weeks.
- Deep cleaning maintenance is being performed on the windows, doors and walls of the clubhouse.
- The pool deck has been power washed and repainted.

Upon a motion duly made and seconded, the proposal from South Houston Golf Carts for repairs at a cost of \$1,501.30, was approved.

COMMITTEE REPORTS

Finance Committee: Steve Anderson and the committee have revised the 2016 reserve forecast numbers and presented them to the Board.

Facilities: Rex Hemme presented a proposal from C.A.D. Restoration Services for \$14,450 to repair 200 linear feet of curbs. The Board asked for additional proposals.

Grounds Committee: Becky Spedden reported on the replacement of sod in the area of the golf putting greens. The Board asked for additional proposals.

ADDITIONAL BUSINESS

Villas Master Updates: Bill Burdick reported that the new Villas Master Board has been elected and will work on the architectural guidelines.

MUD Update: Ron Gerlach reported that maintenance repairs will take place in the next few months.

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

SCHEDULED NEXT MEETING

The Board of Directors will have a workshop on Wednesday, May 18, 2016 at 4:00pm in the Club BellaVita Ballroom.

The next regular meeting of the Board of Directors is Wednesday, May 25, 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

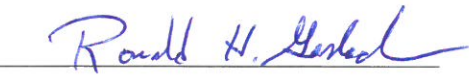
The Board reviewed a homeowner issue.

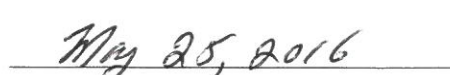
ADJOURNMENT

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

Respectfully Submitted,


Recording Secretary


Approved


Date