



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON JULY 22, 2015 AT 3:00 P.M. AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX. 77581.

DIRECTORS PRESENT

Ruth Southard, President Carol Barber, Director Marc Wormser, Treasurer
Bill Burdick, Director John Rodriguez, Secretary Billy Potter, Director

Ron Gerlach, Vice President was not present.

IN ATTENDANCE

16 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 May 27, 2015 were approved.

CONSIDERATION OF ELECTRONIC VOTES

The following electronic votes were previously approved:

July 21 – Permit MUD #18 use of room for meeting.

PRESIDENT'S REPORT

Ruth Southard reported that all committees are performing their duties as expected. The rain has impacted the landscaping and slowed the fence replacement.

OPEN COMMENTS BY BOARD MEMBERS

Carol thanked everyone for their hard work for the Fourth of July celebration.

TREASURER'S REPORT

Marc Wormser reported a year to date income compared to expenses has produced a surplus of \$13,600. The Treasurer's Report will be filed for audit.

MANAGEMENT REPORT

Tami Smith reviewed the To Do list.

CLUBHOUSE MANAGER'S REPORT

Nancy Triggs presented the report:

- Printer/scanner is in need of repair/replacement. The Board advised to replace
- Parking violation stickers can be ordered from Staples
- Signs regarding towing can be ordered for \$17 each, four (4) are needed
- Water well has been turned on and is being tested

Upon a motion duly made and seconded, the Neighborhood Night Out request for up to \$600 for this event was approved. This event will be included in the 2016 Budget.

COMMITTEE REPORTS

Architectural Review Committee: No report at this time.

Finance Committee: Steve Anderson presented a revision of the Finance Committee Mission Statement and duties.

Upon a motion duly made and seconded, the revised Finance Committee Mission Statement was approved.

TASK FORCES

Fence Financing: Upon a motion duly made and seconded, to borrow up to \$300,000 for the completion of fence construction was approved.

ADDITIONAL BUSINESS

Public Performance Rights: Milt Walker reported on the need to procure licensing for public use of motion pictures and other audiovisual programs, as well licensing for public use of music.

Upon a motion duly made and seconded, to apply for an Umbrella License from Motion Picture Licensing Corporation at a cost not to exceed \$2,800, was approved.

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

Villas Master Updates: Bill Burdick reported that Villa Verde is trying to get the City of Pearland to install speed bumps to slow the traffic.

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

SCHEDULED NEXT MEETING

The next regular meeting of the Villas Master Board of Directors is scheduled for Monday, July 27, 2015.

There will be a Board Workshop on August 26, 2015 at 3:00 P.M to discuss the 2016 Budget.

There will be a Health Fair on September 12, 2015.

The next regular meeting of the Bellavita Board of Directors is scheduled for Wednesday, September 23, 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 exception for Rental Request of the Arts & Crafts Room on November 21 was approved.

Upon a motion duly made and seconded, a letter to be sent to homeowner explaining violation of storage unit due to changes in the type of fence, was approved.

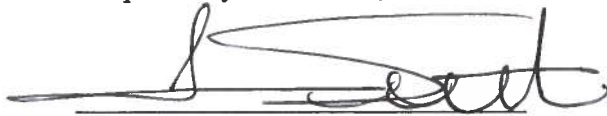
Upon a motion duly made and seconded, a letter to be sent to homeowner with underage resident, was approved.

Upon a motion duly made and seconded, the change in the process for rental applications was approved. If a rental applications does not fit the stated guidelines, which means denial, the application will be sent to the Board for Appeal and the homeowner will be invited to attend the executive session of the next Board Meeting.

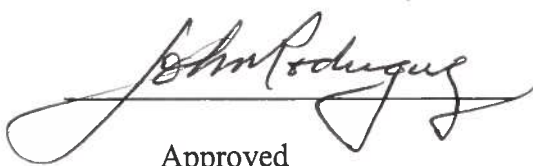
ADJOURNMENT

There being no further business, the meeting adjourned at 6:40 PM

Respectfully Submitted,



Recording Secretary



Approved



Date