

BELLAVITA AT GREEN TEE

FACILITIES COMMITTEE MEETING NOTES

June 14, 2011

The meeting began at 3:00PM with the following members present: Kelley Paterno, Bob Paterno, James Warner, Bill Bell, Board Contact Ron Gerlach, Nancy Triggs and Dennis Akkola.

Wayne Johnson, Billy Potter, Roger Valdez, and Fred Fargo were absent.

OLD BUSINESS

Discussions revolved around the following items:

RESIDENT FRONT DOOR VARNISHING: Kelley Paterno reported that she had created a spreadsheet covering all the residences in BellaVita and the date that the doors were completed in 2010 and 2011. We will try to obtain the spreadsheet that Elizabeth Woods maintained which covered a much longer period. Kelley said that last week she and Dennis walked 32 homes on Marsala reviewing the front doors for the status of the varnish and talking to the home owners about the front door maintenance program. We discussed the number of homes needing maintenance and Ron Gerlach reminded us that we reserved sufficient funds to maintain all homes every two years.

METAL FENCES: James Warner reported that he, Dennis, Nancy, and Jason from G&G Steelworks reviewed every wrought iron fence in the addition for items that needed repair now. G&G gave us a bid of \$7,280 to do the work. We requested that they lower the bid as our budget wouldn't cover that amount and still leave funds for other fence repairs. The bid was reduced to \$6,000 for the same work less replacing finials and this has been approved by the Board. G&G should start to repair the fences next week.

WOOD FENCES: Dennis stated Bob Paterno has agreed to be the primary contact for wood fence repair. Dennis will still cover for Bob when he is out of town. The second pallet of Cedar pickets was approved by the Board and is being used. The number of individuals now asking for wood fence repairs seems to be increasing monthly with the fences most in need of repair, being along Marsala which has the first homes built in BellaVita.

LAKE SIDEWALK EXPANSION JOINTS: James Warner reported that the Board approved \$720.00 for the repair of 30 expansion joints that had warped and were causing a tripping hazard. The boards have been removed. Fermin, a local handyman, will do the work which should begin next week.

SOIL EROSION BY THE CEMENT POOL: Bill Bell said there is nominal change from last month although we are much closer to obtaining the drawings of the Clubhouse. He, Fred Fargo, Wayne Johnson, and Ron Gerlach will continue to pursue the matter.

HOUSE PAINTING FOR 2011: Nancy stated that the project was complete for this year. She and Dennis inspected the first section of homes that was done and found only a couple of minor problems. Nancy inspected the remainder of the homes over a two day period and ensured that the minor problems were corrected. A final payment will be prepared for the vendor.

NEW BUSINESS:

SWIMMING POOL REFURBISHMENT AND RAILS: The swimming pool is showing significant wear after 10 years and there are places where the finish has failed. The reserve study shows refurbishment to occur next year but it may be wise to move that project forward to this winter when there is less demand for the pool. Bill Bell has agreed to be the project manager for this effort. Also, as noted at the last meeting, there was a Home Owner Concern referred to the committee regarding the installation of additional hand rails for the pool. All of the three pool companies that I contacted indicated that the pool would have to be drained in order to install an additional rail. However, Margo Green found a rail that installed on the deck and curved down to the water. Cost is approximately \$800 installed. The committee agreed that it would be better to wait until the refurbishment takes place as the rail is not in the current budget.

DAMAGED CURBS IN SECTION FIVE: A Home Owner Concern noted that some of the recently repaired curbs in Section 5 were starting to fail. Nancy sent a list of five damaged repairs to the contractor through AMI and found that there was no warranty on the repairs. It was decided to monitor the repaired curbs for a couple of months to determine if there are any additional problems and then send the request through West Development which paid for the original repairs.

CABLE, ELECTRIC AND TELEPHONE BOXES: A home owner expressed concern about the boxes around the lake needing to be cleaned up and painted. The box in question was found to be leaking. Nancy called Center Point which will repair and hopefully replace the box.

VISIT TO HERITAGE GRANDE HOA: Dennis will set up a meeting with Heritage Grande HOA as they are in the midst of replacing fences in their neighborhood. We should be able to learn from their experiences.

The next meeting will be July 12, 2011 at 3PM.

Dennis N. Akkola