



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS' ASSOCIATION, INC. HELD ON WEDNESDAY, JANUARY 25, 2023, AT 3:00 P.M.

HOMEOWNER SPEAKER -Tresa B. Olsen spoke to the Board regarding the change Inframark chose to use regarding realtors obtaining their information through Condo Certs instead of previous company in order to sell/buy homes. Acknowledgement was given to Ms. Olsen and was advised that Inframark would be looking into her claims and getting back to her.

DIRECTORS PRESENT

Don Smith, President
Dallas Smith, Vice President
Sandra Talley, Secretary
Bernie Bouman, Treasurer
Kenneth Wiggins, Director
Billy Potter, Director
Danny Koons, Director

DIRECTORS ABSENT

IN ATTENDANCE

14 Homeowners were in attendance.
Shannon Boogades, Community Manager, Inframark
Katie Ivanics, Director of Community Management, Inframark

CALL TO ORDER

Due notice of the meeting having been given and a quorum being present, the meeting was called to order at 3:00 PM by Don Smith, President; Shannon Boogades recorded minutes.

CONSIDERATION MINUTES

Upon a motion duly made by Potter; seconded by Talley, the November 16, 2022, regular meeting minutes were approved as presented.

CONFIRMATION OF ELECTRONIC VOTING

None

PRESIDENT'S REPORT

- BellaView was discussed and the success that it was.
- Elections was discussed and Don Smith reminded everyone that the willingness to serve forms are due prior to Tuesday, February 7, 2023. The box is in the lobby.
- Don Smith discussed the Scarsdale Wall but will defer to Bernie Bouman as Chair of the Task force.
- Roof repairs (the valleys) have been completed.
- If you see activity at the lake, there are 24 sidewalk panels that will be replaced.

OPEN COMMENTS BY BOARD MEMBERS

None

TREASURER'S REPORT

The Operating Fund as of November 30, 2022, was \$166,328.22 down \$11,470.82 from our October balance. The Operating Fund as of December 31, 2022, was down \$188,663.78, up \$22,335.36 from our November balance.

The Reserve Fund as of November 30, 2022, was \$1,104,030.09 down \$231,737.55 from our October balance. The decrease in the October balance is primarily due to the Scarsdale Wall project. The Reserve Fund as of December 31, 2022 was \$1,108,837.04, up \$4,806.95 from our November balance.

The Finance Committee has reviewed the monthly financials for both months and I move that the Board accept the November and December 2022 financials as prepared by Inframark.

Dallas Smith made motion, and Potter seconded; motion carried.

MANAGING AGENT'S REPORT

December 6th deposit was \$25,395.60

December 13th deposit was \$9,168.00

December 20th deposit was \$9,895.00

December 27th deposit was \$16,820.00

January 3rd deposit was \$23,815.60

January 17th deposit was \$28,082.00

January 24th deposit was \$19,293.00

2 locks were requested from the sewing club for their sewing cabinets and installed.

New computer table was purchased; with a laptop donated to BV from a Board member. New computer workstation is operational.

Christmas lights outside were added/changed and now changed back to normal white lights.

Fountain was damaged by a loose trash bag that damaged the motor. Unfortunately, this was not a warranty event so the cost to the repair is \$949.43.

Non-functioning landscape lights have been installed around the clubhouse. Additional lights are on order.
*Update: All that were ordered have been installed.

The insurance company has been called regarding the Annex and we have had the insurance adjuster out. Receipts and Bids are being gathered. Anticipated construction to begin on Annex 1/23/23 or 1/24/23.

We have a new cleaning company. They have started January 3rd, 2023. Currently this is a one-year contract for approximately the same cost as our previous contract.

Two bids were received for Concrete repair work.

I have ordered one new trash can for the ballroom. The cost is \$1181.95 which includes shipping. This has been delivered.

The Clubhouse and Annex have been re-keyed.

COMMITTEE REPORTS

Recommendation from Architectural Committee to add Allen Wolf as a member to fill a vacancy. Potter made motion; Bouman seconded; motion carried.

- Architectural Committee – Ruth Southard- None Available
- Awards Committee – Sandra Bornstein –None Available
- Clubhouse Committee – OPEN– None Available
- Communications Committee – Lark Billick- Lark Billick mentioned the stats for Belleview, how many attended, how many new residents and how many tables.
- Community Relations Committee – Janet DelSardo – Talley mentioned that Janet DelSardo is moving so a search is on for a chair for this committee.
- Elections Committee – Ruth Southard – None Available
- Facilities Committee – Rex Hemme – Mentioned the sidewalk around the lake replacement.
- Finance Committee – Connie Harry – None Available
- Grounds Committee – Carolyn Beeson, Interim – None Available
- Nature Reserve Committee – Linda Kuhn – None Available

ADDITIONAL BUSINESS

Villas Master – The Villas Master Quarterly meeting is at 6 p.m. after the BellaVita Board Meeting in the clubhouse ballroom.

Homeowner Concern Forms –

- Several Concern forms were turned in regarding the AED signs and the defibrillator machines. A Concern form was turned in for additional lighting for the Men’s club for cooking outside the kitchen door. A Going the Extra Mile form was turned in for the staff ensuring the Christmas choir turned out perfectly.

NEXT SCHEDULED MEETING

- Next regularly scheduled meeting is on February 22, at 3:00 p.m.

ADJOURNMENT

The open portion of the August 2022 Board of Directors meeting was adjourned at 3:39 p.m.

EXECUTIVE SESSION

Executive session was called to order at 3:50 p.m. 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.

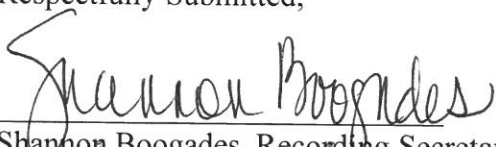
RECONVENE OPEN SESSION -SUMMARY

- There were several accounts that the Board requested updates on noted delinquencies and requested reminder notices be sent to the delinquent accounts including forwarding account xxx831 to the attorney for collection.
- The recent updated A/V bid was discussed with the Board requesting additional bids.
- Also, a discussion was had regarding a specific GL that is to be split between clubs and HOA.

ADJOURNMENT

There being no further business, the meeting adjourned at 4:25 PM

Respectfully Submitted,


Shannon Boogades, Recording Secretary

2/22/23
Date


Approved, Sandra Talley, Secretary

2/22/2023
Date