



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON FEBRUARY 27, 2019 AT 3:00 P.M. AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX 77581.

HOMEOWNER SPEAKER

Howard Myers – Mr. Myers did not attend.

DIRECTORS PRESENT

Connie Harry, President
Steve Anderson, Treasurer
Ken Wright, Secretary
Billy Potter, Director
Cindy Dutschke, Director

ABSENT

Dianne Clement, Vice President
Bill Burdick, Director

IN ATTENDANCE

23 Homeowners were in attendance.
Shannon Boogades, Community Manager, Inframark and Katie Ivanics, Portfolio Manager

CALL TO ORDER

Due notice of the meeting having been given and a quorum being present, the meeting was called to order at 2:59 PM by Connie Harry, presiding, and Shannon Boogades and Katie Ivanics recorded minutes.

CONSIDERATION OF MINUTES

Upon a motion duly made and seconded the January 23, 2018 Board Meeting Minutes were approved as presented.

CONFIRMATION OF ELECTRONIC VOTING

There were 3 Electronic Votes to ratify. The first was for the additional funds for the camera installation because taxes were not included in the original request. The second was for staffing changes for hiring additional staff and the final was for the recumbent bike. The one that was here was unable to be fixed so a new one was purchased which was noted in the Reserve Study for this year.

PRESIDENT'S REPORT

- Connie Harry wanted to advise that she has requested pictures from each club and committee for inclusion in the State of the Association on March 27, 2019.
- Connie Harry brought to everyone's attention to please mind the speed limit.
- Connie Harry advised that there had been an accident with someone running into a yard. Please be observant of your surroundings.
- Connie also advised that we have a new full-time person who is Shawna O'Connell.

OPEN COMMENTS BY BOARD MEMBERS

- Cindy Dutschke advised that ballots have been mailed and everyone is encouraged to vote. The Willingness to serve forms were double sided in the event that anyone thought the other willingness to serve forms were not included.

TREASURER'S REPORT

- Treasurer Steve Anderson mentioned the financials for January 2019 were \$168,000.00 in income and \$128,000.00 in expenses creating a \$40,000.00 overage mostly due to Rusticscapes invoices being paid in January. Steve Anderson advised that the balance in Operating is \$734,000.00 and \$573,000.00 in Reserves.

MANAGING AGENT'S REPORT/CLUBHOUSE REPORT

- Minor overtime for staff with the advent of Christine's departure. We do have a full-time employee as Connie mentioned.
- Staff has created up-dated 2019 Calendars and have been sent to the Clubs.
- Vendor has updated the internet configuration and equipment room. There are some minor tweaks that still need to be addressed but advised he will be back out. Wi-Fi is working in Ballroom and in Lobby areas.
- Fireplace has been repaired.
- Fire ant poison has been placed around the lake.
- The irrigation leak around the lake has been repaired and sidewalk has been repaired by Rusticscapes.
- The new pressure washer is here. Jeff has put it together and it is ready to be used.
- Working on Carolina's notary. Carolina has also spent a half day at Inframark's corporate office to learn several processes that happen during the month.
- Light Box for stage light has been taken for repair. One of the boom microphones has been taken also for review to provide estimate for repair.
- Camera install began 2/21/19.
- Met with vendor for the broken tile near the ballroom.
- Lights by the band door outside has been replaced.

COMMITTEE REPORTS

- Architectural Committee – Ruth Southard- Connie Harry advised that Dallas Smith will be joining the ARC Committee- motion passed.
- Awards Committee – Sandra Bornstein – Connie Harry advised that Suzanne Matocha will be joining the Awards Committee -motion passed.
- Clubhouse Committee – Sandra Talley – None.
- Communications Committee – Nelda Hart – Rory Potter filled in for Nelda Hart - 2019 Belleview was a success; 150 attended. New yoga group meets on Saturdays. Information was given for Townsquare and corrections were made to the directory. There have been 39 new residents to Bellevita.
- Elections Committee – None
- Facilities Committee – Dorothy Barrera – 64 homes will be painted this year and the letters have been mailed to the homeowners whose homes will be painted. Front Door refinishing has been posted in the Newsletter and sign-ups have begun. The facilities committee will be working on replacing the pool fence and Billy Potter has graciously stepped up to be project manager. Striping of the parking lot will be going out to bid from Association Manager and Facilities. There were 2 bids received Bullion for \$34, 253.00 and Miller Pools, our current contractor, for \$34,856.00. Recommendation from the Committee to award contract to Miller Pools. Motion passed.

- Finance Committee – Don Jensen – Audit bids were received and recommendation to go with Cox CPA.
- Grounds Committee – Diane Nicolas – Cindy Dutschke, Board Liason, stated the Nature Reserve Committee is moving along with the platform; statue has been placed within the “horseshoe” area behind the pool; there will be a plaque going up on the statue and the benches have been ordered for that area.
- Nature Reserve Committee – Joe Hearn – None

ADDITIONAL BUSINESS

Villas Master – Billy Potter – Noted that the Master association is having gate issues. The signs for entrance for Villa Verda and Villa D’Este will be getting painted. Still having a party issue with one of the homes. There are concerns with the perimeter fence that are being addressed and the Annual Meeting is on April 22, 2019, 7 p.m. Homeowner Concern Forms – There were a few this month: 1) there was a concern regarding a tree. 2) a concern for the reserve area and the flood district reviewing the oxbows and the flood draining area. 3) Bridge players upset because they had to be set-up their tables and chairs. 4) The concern for driving and speeding through BellaVita; please watch out for your neighbors.

NEXT SCHEDULED MEETING

- Next scheduled Board meeting March 27, 2019.

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 the collections report. Several accounts were discussed. Motions were made to send personalized reminders from Association Manager for some accounts and for quarterly reminders to be sent from Inframark.
- There was a motion to waive late fees under a certain dollar amount. Motion passed.

ADJOURNMENT

There being no further business, the meeting adjourned at 4:12 PM

Respectfully Submitted,


 Shannon Boogades, Recording Secretary


 Approved, Ken Wright


 Katie Ivanics, Recording Secretary


 Date