



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON NOVEMBER 28, 2018 AT 3:00 P.M. AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX 77581.

HOMEOWNER SPEAKER

None

DIRECTORS PRESENT

Connie Harry, President
Dianne Clement, Vice President
Steve Anderson, Treasurer
Ken Wright, Secretary
Cindy Dutschke, Director
Bill Burdick, Director
Billy Potter, Director

ABSENT

None

IN ATTENDANCE

17 Homeowners were in attendance.
Shannon Boogades, Community Manager, 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 Connie Harry, presiding, and Shannon Boogades recorded minutes.

CONSIDERATION OF MINUTES

Upon a motion duly made and seconded the October 24, 2018 Board Meeting Minutes were approved as presented.

CONFIRMATION OF ELECTRONIC VOTING

There were 2 Electronic Votes to ratify. The first was the purchase of Reserve Study software at \$490.00 and a resident's account (253485) was reconciled to a zero balance due to extenuating circumstances.

PRESIDENT'S REPORT

- Connie Harry mentioned that by now everyone should be aware of the increase in Assessemnets for the 2019 Calendar year.
- Connie Harry mentioned that there was a huge dent made in our delinquencies list and as such a regular schedule for sending reminder letters has been adopted. Those letters will be sent out sometime this week.
- Connie Harry wanted to thank all the Residents who participated in the recent Cancer walk.
- Connie Harry mentioned the following upcoming events. Breakfast with Santa where grandchildren and great grandchildren are welcome; tickets are available at the front desk. The New Year Eve Bash is also

coming up and tickets are available for that as well at the front desk. Choir concert will be held on December 14, 2018 and tickets are available for that as well. The Belle's are having a Bike Fest again this year and they are requesting 20" assembled bikes – boys and girls. Academy has partnered with BellaVita for many years now.

- Connie Harry mentioned that Comcast will be coming to review homeowner's accounts on January 25, 2018 – time to be determined. It is in everyone's best interest to have their account reviewed at this time.
- Bellaview event will also be held in January 27, 2019. This event is where all clubs come together to give everyone in the community to see what each club and committee do. More information to follow.

OPEN COMMENTS BY BOARD MEMBERS

- No comments made.

TREASURER'S REPORT

- Treasurer Steve Anderson mentioned that the financials for October 2018 had a loss in operating and an increase in Reserves. Our income for the month is on track. For October 2018 we are 17K over budget and 22K over budget for the year. We have had 34 homes sell this month and with that we have received 34K in cap fees. This has limited our exposure to an even more substantial loss. With Inframark's assistance and the Attorney's assistance we have collection a significant amount of delinquent funds. Going forward the Board has committed to a stronger stance on Collections.

MANAGING AGENT'S REPORT/CLUBHOUSE REPORT

- Due to Mistletoe Market and subsequent Neil Diamond event there was minor overtime for Staff in October.
- One bid has been received for the Camera Request for Proposal. Another company has met with Brian Hemme and will be providing a bid as well however, that this time I have not received it.
- Two bids for the installation of the men's restroom partitions have come in: one is for \$1,650. and the other is for \$950.00. Clarification was requested regarding the second bid removal and disposal. Removal and disposal was confirmed and Manager is requesting Board approval for the second bid from Andrews Construction.
- Dance floor/stairs and stage have been refinished.
- Election Day was a success – the County had the wrong information originally which is why when Bellavita Residents were not able to see the address on the website. The County has since corrected its erroneous information and voting was conducted here on November 6, 2018.
- The Belle's Fashion show was a success and the staff is extremely grateful to Brian Hemme for his assistance with the music CD's.
- The Veteran's Dinner was also a success.
- Staff has created preliminary 2019 Calendars and will be sent to the Clubs.
- Pest control did a complete walk-through in the Clubhouse and Annex. They added cockroach and ant bait. Addressed the need for updated weather-stripping which will be address by Staff in house by month end.

COMMITTEE REPORTS

- Architectural Committee – Ruth Southard- None
- Clubhouse Committee – Sandra Talley – None
- Communications Committee – Nelda Hart – January 27, 2019 Bellaview.
- Elections Committee – None
- Finance Committee – Interim Walter Pasciak Chair – Looking for a permanent Chair for the Finance Committee. A meeting for the Finance Committee will be held Thursday, November 29, 2018..
- Facilities Committee – Dorothy Barrera – None
- Grounds Committee – Diane Nicolas – None

- Nature Reserve Committee – Joe Hearn – The Nature Reserve Committee has had the stone and bedding installed. The plant sale was a success. Had the most participants in the Nature Walk since inception.

ADDITIONAL BUSINESS

Villas Master – Billy Potter – Noted that a Resignation of a Board Member has happened and that notice to Villa D’Este residents will go out to see if anyone would like to fill the empty position. The member must come from D’Este as that is where the resigned Board member came from.
 Homeowner Concern Forms – One concern was made regarding the fireplace This concern is in progress.

NEXT SCHEDULED MEETING

- Next scheduled Board meeting January 23, 2019. The Board has opted to not meet in December due to the holiday’s

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.

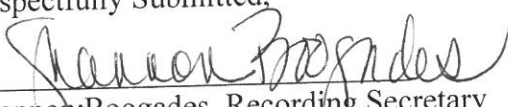
RECONVENE OPEN SESSION

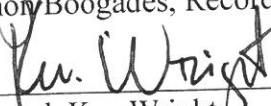
- The Board reviewed the collections report. Several accounts were discussed. Motions were made to send personalized reminders for some accounts and for some account to be turned over to legal.
- Grounds presented an update to the Mission statement – this was approved by acclimation and Manager will post in all appropriate locations.
- Bingo laws for the State of Texas were discussed.

ADJOURNMENT

There being no further business, the meeting adjourned at 4:02 PM

Respectfully Submitted,


 Shannon Boogades, Recording Secretary


 Approved, Ken Wright

1-23-19
 Date