

# BellaVita at Green Tee Homeowners' Association 2016 Annual Meeting



# AGENDA

## Call to Order

Introductions

Approval of Agenda

Approval of Minutes – Approved June 2015

Treasurer's Report

Marc Wormser

State of the Association

Ruth Southard

Fence Project Report

Ron Lauve

Fence Financial Summary

Ron Gerlach

Villas Master Report

Bill Burdick

Awards

Sandra Bornstein

Election Report

Connie Harry

Recognition of Board service

Tami Smith, FSR

Adjourn

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Tami Smith, FSR

Adjourn

# Introductions

- **Community Management – FSR**
  - **Tami Smith, Community Manager (of the year)**
  - **Sarah Lee, Director (of the year)**
- Board of Directors

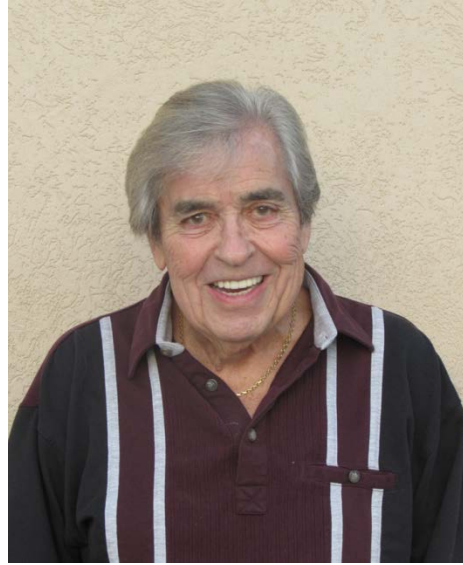
# Introductions

- Community Management – FSR
  - Tami Smith, Community Manager
  - Sarah Lee, Director, Pearland Office
- **Board of Directors**



**Carol Barber**

- Villas Master HOA Director
- Liaison to Grounds Committee
- Compliance Coordinator



**Bill Burdick**

- Villas Master HOA President
- Liaison to Communications Committee



**Billy Potter**

- Liaison to Facilities Committee
- Fence Project-Quality Control



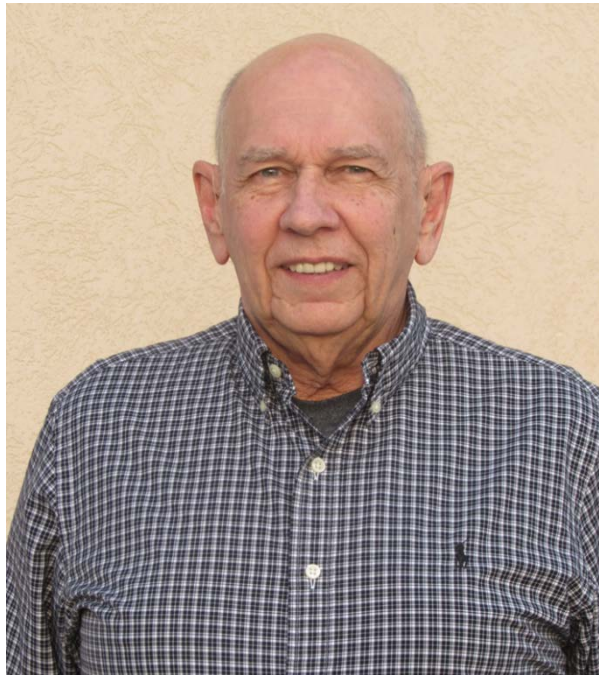
**John Rodriguez**

- Secretary, BellaVita HOA
- Liaison to Clubhouse Committee
- Liaison to Nature Reserve Committee



**Marc Wormser**

- Treasurer, BellaVita HOA
- Liaison to Finance Committee



**Ron Gerlach**

Vice President, BellaVita HOA  
Villas Master Vice President  
Liaison to Community Relations Committee  
MUD #18 Director



**Ruth Southard**

President, BellaVita HOA  
Villas Master Director  
Liaison to Architectural Review Committee  
Liaison to Elections Committee  
Liaison to Awards Committee



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## **Marc Wormser**

Ruth Southard

Ron Lauve

Ron Gerlach

Bill Burdick

Sandra Bornstein

Connie Harry

Tami Smith, FSR

## Treasurer's Report 2015

- ◆ Balance Sheet
- ◆ Operating Revenue & Expenses
- ◆ Addendum Page
- ◆ 2015 Operating Income & Expenses Chart
  
- ◆ Fences Summation- To be presented by Ron Gerlach

# Balance Sheet

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	<u>12/31/15</u>	<u>12/31/14</u>
<b>Assets</b>		
<b>Operating Fund:</b>		
Checking & Petty cash	122,555	126,686
CDs & Money Markets	245,445	245,437
<b>Accounts Receivable</b>	<u>50,677</u>	<u>46,045</u>
<b>Total Operating Fund</b>	<b>418,677</b>	<b>422,291</b>
<b>Reserve Fund:</b>		
Checking	172,949	170,156
CDs and Money Market	<u>301,351</u>	<u>847,568</u>
<b>Total Reserve Fund</b>	<b>474,300</b>	<b>1,017,724</b>
<b>Other Assets: prepaid expenses and deposits</b>	<u>2,048</u>	<u>7,041</u>
<b>Total Assets</b>	<b>895,025</b>	<b>1,447,066</b>
<b>Liabilities</b>		
<b>Accounts Payable</b>	<b>148,169</b>	<b>146,234</b>
<b>Total to/from Affiliates</b>	<u><b>(53,538)</b></u>	<u><b>(51,428)</b></u>
<b>Total Liabilities</b>	<b>94,632</b>	<b>94,806</b>
<b>Reserve Fund: Allocation, Replacement</b>	<b>474,300</b>	<b>644,138</b>
<b>Accumulated Operating Surplus/Deficit previous years</b>	<b>58,982</b>	<b>37,970</b>
<b>Total Fund Balance</b>	<u><b>352,095</b></u>	<u><b>334,526</b></u>
<b>Total Liabilities and Equity</b>	<b>895,025</b>	<b>1,447,006</b>

# Operating Revenue & Expenses

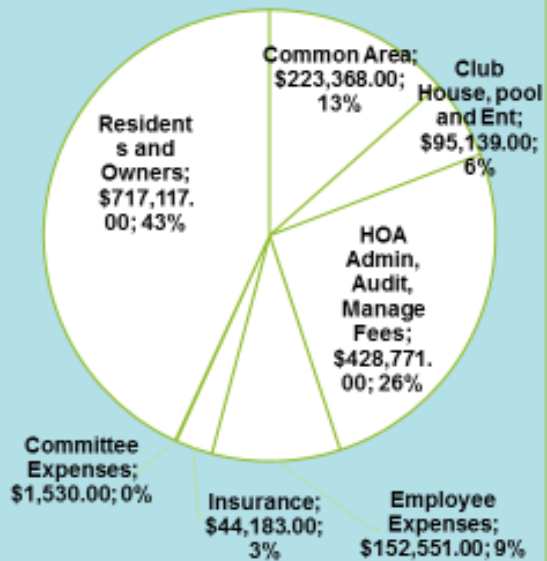
	2015 Actual	2015 Budget
<b>Revenue</b>		
Assessment	\$ 1,645,255	\$ 1,643,688
Clubhouse rental, entertainment	46,808	35,200
Other*	<u>28,572</u>	<u>72,501</u>
TOTAL REVENUE	\$ 1,721,635	\$ 1,751,389
<b>Expense</b>		
Residential expense	717,117	749,823
Clubhouse expense	50,361	68,922
Common Area	223,368	252,630
Committees/functions**	46,308	49,728
Man. fees, Audit, & Legal	428,771	431,754
Employee Expense	152,551	194,514
Insurance	<u>44,183</u>	<u>48,796</u>
TOTAL EXPENSES	\$ 1,662,659	\$ 1,751,389

# Addendums to Previous Page

- \* Reduction in income from fewer homes being sold.
- \*\* Offsetting income and expenses; facilities and entertainment costs

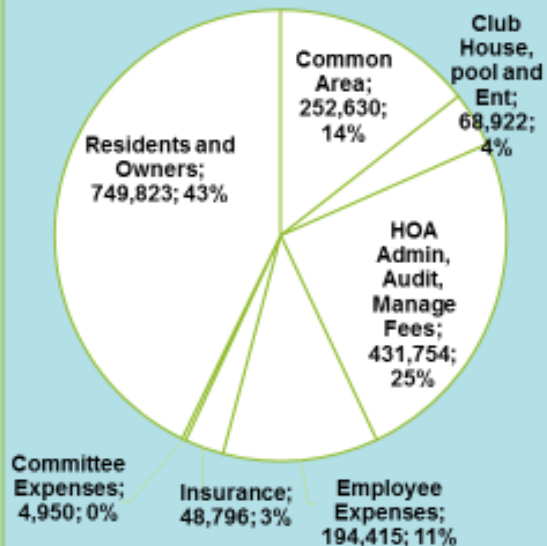
### ACTUAL EXPENSES 2015

\$1,662,659.00



### EXPENSE BUDGET 2015

\$1,751,389.00





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Sandra Bornstein

Connie Harry

Tami Smith, FSR

WE'RE THE MAGIC!!!



WE'RE THE MAGIC!!!



## **Finance Committee**

Gari Lynn MacGregor, Chair; Walter Pasciak; Jim Thompson; Chuck Seymour; Richard Harrison;  
Steve Anderson; Ruth Cheek  
Not pictures: Marc Wormser, Board Liaison



## **Facilities Committee**

Don Jensen, Chair; Dorothy Barrera, Asst. Chair; Jerry Marshburn; Thom Paterno; Boyce Maxwell; Bob Paterno; Pete Steik; Steve Andrews; Don Talley; Tom Rohwer; Bob Stockinger; Rex Hemmer; Ron Gerlach;  
Not pictured: Lyle Ganucheau; Ron Lauve; Mike O'Grady; Billy Potter, Board Liaison

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# Facilities Committee Responsibilities

- Door re-finishing
- House painting
- Sidewalks, curbs
- Pool and Spa
- Gates



## **FOUNTAIN LIGHTING**

- Upgrade lighting to LED fixtures
- 2 of 5 complete

# Added lighting to Circle Drive



# Lake Apron Repair







## **Dumpster Enclosure**

Phase 1 of Storage Building Task Force

Phase 2 is Storage Building



## Clubhouse Committee

Mike Sanders, chair; Ken Wright; Sandra Talley; Karen Bishop; **Lloyd Lambert**; **Donald Velazquez**; John Rodriguez, Board Liaison

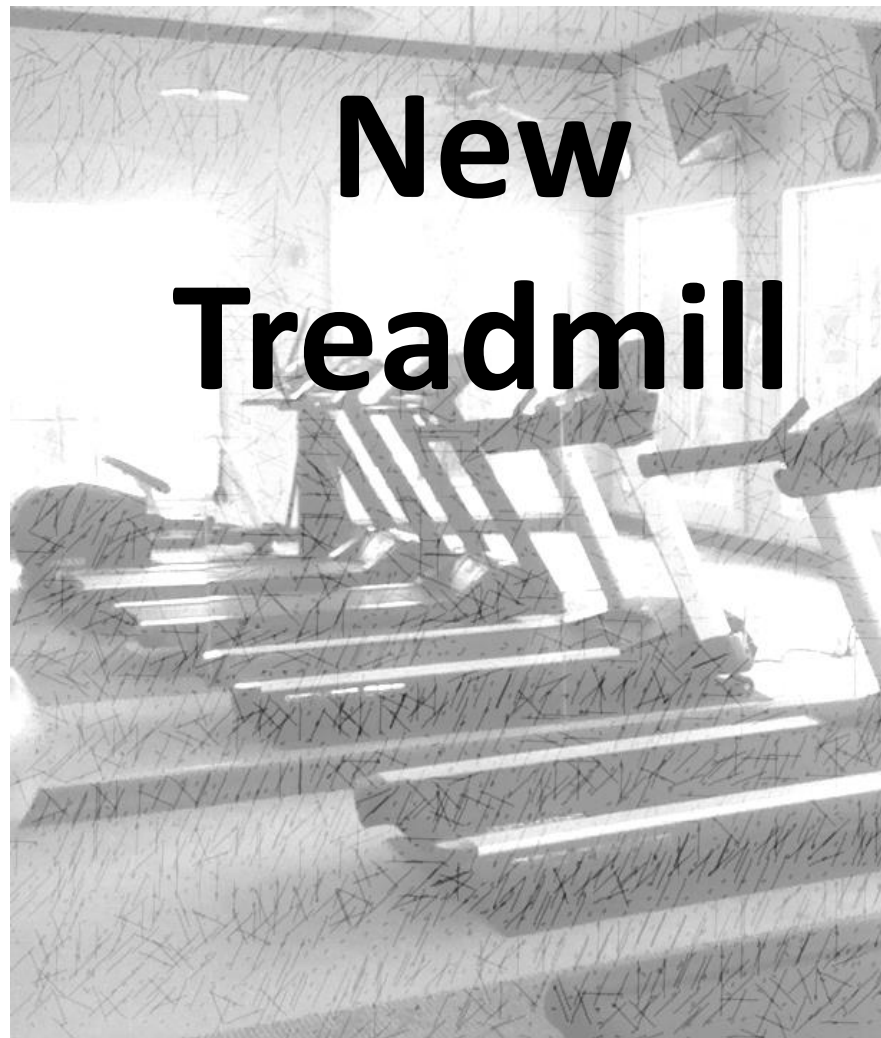
Not pictured: Barbara Gorman, Community Librarian; **Carol Grisanti**, Asst. Librarian

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# Committee responsibilities

- Revise/update Rules and Regulations
- Operations of Clubhouse and pool area
- Support to Clubhouse manager in administration of social activities
- Integration of clubs with overall operations

# New Treadmill



# Improved gazebo



# Committee responsibilities

- Revise/update Rules and Regulations
- Operations of Clubhouse and pool area
- Support to Clubhouse manager in administration of social activities
- Integration of clubs with overall operations





<a href="#">BVHOA Board</a>
<a href="#">BVHOA Financials</a>
<a href="#">HOA</a>
<a href="#">Board Committees</a>
<a href="#">Projects</a>
<a href="#">Resident Info</a>
<a href="#">Hurricane Info</a>
<a href="#">Mistletoe Market</a>
<a href="#">MUD # 18</a>
<a href="#">Archives</a>

- [Valentine's Dinner/Dance 2-13-16](#)
- [Super Bowl Party 2-7-16](#)
- [Country Western Dance 1-23-16](#)
- [BellaView 1-17-16](#)
- [New Years Eve 12-31-15](#)
- [Breakfast with Santa 12-5-15](#)
- [Belles Fashion Show 11-14-15](#)
- [Spooktacular Halloween Party 10-31-15](#)
- [Neighborhood Night Out 10-6-15](#)
- [Mistletoe Market 10-3-15](#)
- [Red Hot Night 9-26-15](#)
- [Health Fair 9-12-15](#)
- [Belles Magician & Dinner 8-29-15](#)
- [Men's Club Breakfast 8-22-15](#)
- [Men's Club Pasta and Movie Night 2015](#)
- [Belles Ladies Night In 2015](#)
- [July 4th Event 2015](#)
- [Fiesta Night 2015](#)
- [Music & Munchies with Jamie Kern 6-20-2015](#)
- [Pool Splash Party 6-06-2015](#)
- [Memorial Day 2015](#)
- [Belles Yards Etc Garden Tour 2015](#)
- [TEC Cinco de Mayo 2015](#)
- [TEC Chris Collins Concert 5-9-15](#)
- [TEC Kentucky Derby 5-2-15](#)
- [Belles Tea and Tapas 4-18-15](#)
- [Men's Club Fish and Chips 4-11-15](#)

# What We do for Fun in an Active Adult Community

# March 2016



SUN 12PM - 6PM	MON 11AM - 10PM	TUE 10AM - 10PM	WED 10AM - 10PM	THU 10AM - 10PM	FRI 10AM - 6PM*	SAT 10AM - 6PM*
		1 7a-7p Primary Election -A&C room  10a Bible Study 11a Chair Exercise 1p Games Day 1p Duplicate Bridge 4:30p Poker Night	2 10a Fitness 12p Mah-Jongg 1p Canasta 1p Sewing Group 3:30p Line Dance 7p BELLES Mtg. 7p MEN'S Club Mtg.	3 10a Walk Aerobics 11a Chair Exercise 1p Bridge 1p Poker 6:30p Evening Bridge 7p 42 Dominos 7p Games Night	4 10a Fitness 1p Rummy Q 1p Art Group	5 10a Walk Aerobics 11a Tai-Chi
6 1:30p Pot Luck Lunch 2:30p BINGO	7 11a Fitness 1p Mah-Jongg 1p Poker 4p Int Line Dancing	8 10a Bible Study 11a Chair Exercise 1p Games Day 1p Duplicate Bridge 4:30p Poker Night	9 10a Fitness 12p Mah-Jongg 1p Canasta 1p BUNCO 1p Sewing Group 3:30p Line Dance 7p TEC Meeting	10 10a Walk Aerobics 10:30a Book Review 11a Chair Exercise 1p Bridge 1p Poker 6:30p Evening Bridge 7p 42 Dominos 7p Games Night	11 10a Fitness 1p Rummy Q 1p Art Group  7p Light Movie Night Belles	12 10a Walk Aerobics 11a Tai-Chi  St. Patrick's Dinner Men's Club
13  Rental 2-6p	14 11a Fitness 1p Mah-Jongg 1p Poker 4p Int Line Dancing	15 10a Bible Study 11a Chair Exercise 1p Games Day 1p Duplicate Bridge 4:30p Poker Night 5p Advisory	16 Ballots Due 10a Getaways Collection 10a Fitness 12p Mah-Jongg 1p Canasta 1p Sewing Group 3p BVHOA Meeting 7p Veterans Meeting	17 Count Ballots 10a Walk Aerobics 11a Chair Exercise 1p Bridge 1p Poker 6:30p Evening Bridge 7p 42 Dominos 7p Games Night 	18 10a Fitness 1p Rummy Q 1p Art Group	19 10a Walk Aerobics 11a Tai-Chi  CRC-Saturday Talk 1-3p -CPR & AED Training
20 4p Zumba  1st Day of Spring	21 11a Fitness 1p Mah-Jongg 1p Poker 4p Int Line Dancing  Dining Out	22 10a Bible Study 11a Chair Exercise 1p Games Day 1p Duplicate Bridge 4:30p Poker Night	23 10a Fitness 12p Mah-Jongg 1p Canasta 1p Sewing Group 7p BVHOA Annual Meeting & Reception	24 10a Walk Aerobics 11a Chair Exercise 1p Bridge 1p Poker 6:30p Evening Bridge 7p 42 Dominos 7p Games Night	25 10a Fitness 1p Rummy Q 1p Art Group  7p Movie Night Men's Club  Good Friday	26 10a Walk Aerobics 11a Tai-Chi



# Clubs

## Belles

- Name Badges
- Charitable Events
- Social Events



## Men's

- Social Events



# Clubs

## TEC

- Social Events



Red Hot Nights

## Vets

- 850 flags, 6 times/yr
- Veteran's Park
- Social Events-July 4<sup>th</sup> parade



Mayor Tom Reid, Grand Marshall

# Committee responsibilities

- Revise/update Rules and Regulations
- Operations of Clubhouse and pool area
- Support to Clubhouse manager in administration of social activities
- Integration of clubs with overall operations

# Collaborative Projects

- **TEC** – upgrade to audio system
- **Wireless microphones**
- **Belles, Men's, & Vets**



Re-finishing cabinets and painting kitchen



## **Grounds Committee**

Becky Spedden, Chair; Donna Ferreri; Diane Nicolas; Sybil Hewitt; Carolyn Beeson; Dorothy Darden; Carol Barber, Board Liaison

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# Work in Progress



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## Nature Reserve

John Rodriguez, Board Liaison; **David Kittelson**; David Southard; **Mike Stelling**; Bob Dennett, chair; Mike Wheat; Mike Casey; Larry Alvarez;  
Not pictured: Peter Thrasher, Linda Kuhn, Nancy Walker, Jim Jermyn



# Nature Reserve Work Day

Volunteers build bridge

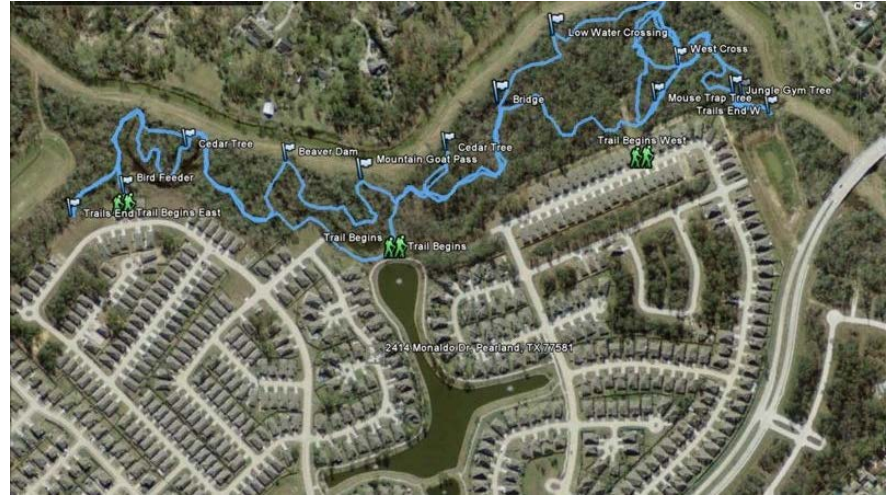
Next work day: April 23, 2016

Photo by Larry Alvarez, aka Tom Sawyer





Second Work Day – March 19, 2016



## Nature Reserve Tours

Next Date: **April 30, 2016** (tentative)

Watch for announcements

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## Community Relations Committee

Janet DelSardo, Chair

Diane Clement

Pat Speer

Tony DelSardo

Bob Stockinger

Rosemary Grimmet

Roger Valdez

Gwen Imhoff

Billie Velazquez

Ed Jamison

Donald Velazquez

Lynn Ring

Mike Warneke

Jim Gorman, External Relations Consultant

Ron Gerlach, Board Liaison

Presented By the Community Relations Committee

## CPR & AED TRAINING

Saturday, March 19

1PM - 3PM

Please sign up at the front desk for CPR classes. The classes have limited capacity and will be held in 30 minute intervals. The AED demonstration will be available before and after the CPR training in the A&C room.

Class Times are:

1PM - 1:30PM

1:45PM - 2:15PM

2:30 - 3PM



Hands on CPR training provided by Trained Nurses from Clear Lake Regional Hospital

*Healthy Community is an Active Community*

# Community Relations Committee

## New defibrillator

- CPR class – March 19

# Health Fair

- Blood Pressure Check
- Blood sugar check
- Advanced Directive Info
- Pharmacist

# Severe Storm Seminar

- Hurricane booklet
- Vendor exhibits
- Presentation from authorities



Free Flu and Pneumonia shots

# Compliance Policy

- First offense – Reminder
- Second offense -- \$100 fine

00000	<b><u>REMINDER</u></b>	00000
Villas Master Homeowners Association, Inc.		<b><u>WARNING INFORMATION</u></b>
<b>OVERNIGHT PARKING</b>		Make of Vehicle _____
It is a violation to park on the street Between midnight and 5:00AM		Color of Vehicle _____
<b><i><u>The 2nd Violation will result in a fine and A 3rd Violation will result in towing.</u></i></b>		License Plate Number _____
<b><i>Thanks for making our communities a great place to live.</i></b>		Date _____
		Time _____
		Address _____

# Compliance Policy

- Third offense – Towing
- Effective May 1, 2016





## **BellaVita – 55+ community**

Community Relations Committee contacts Realtors with listings in BellaVita to describe community as Active Adult Living – not Assisted Living



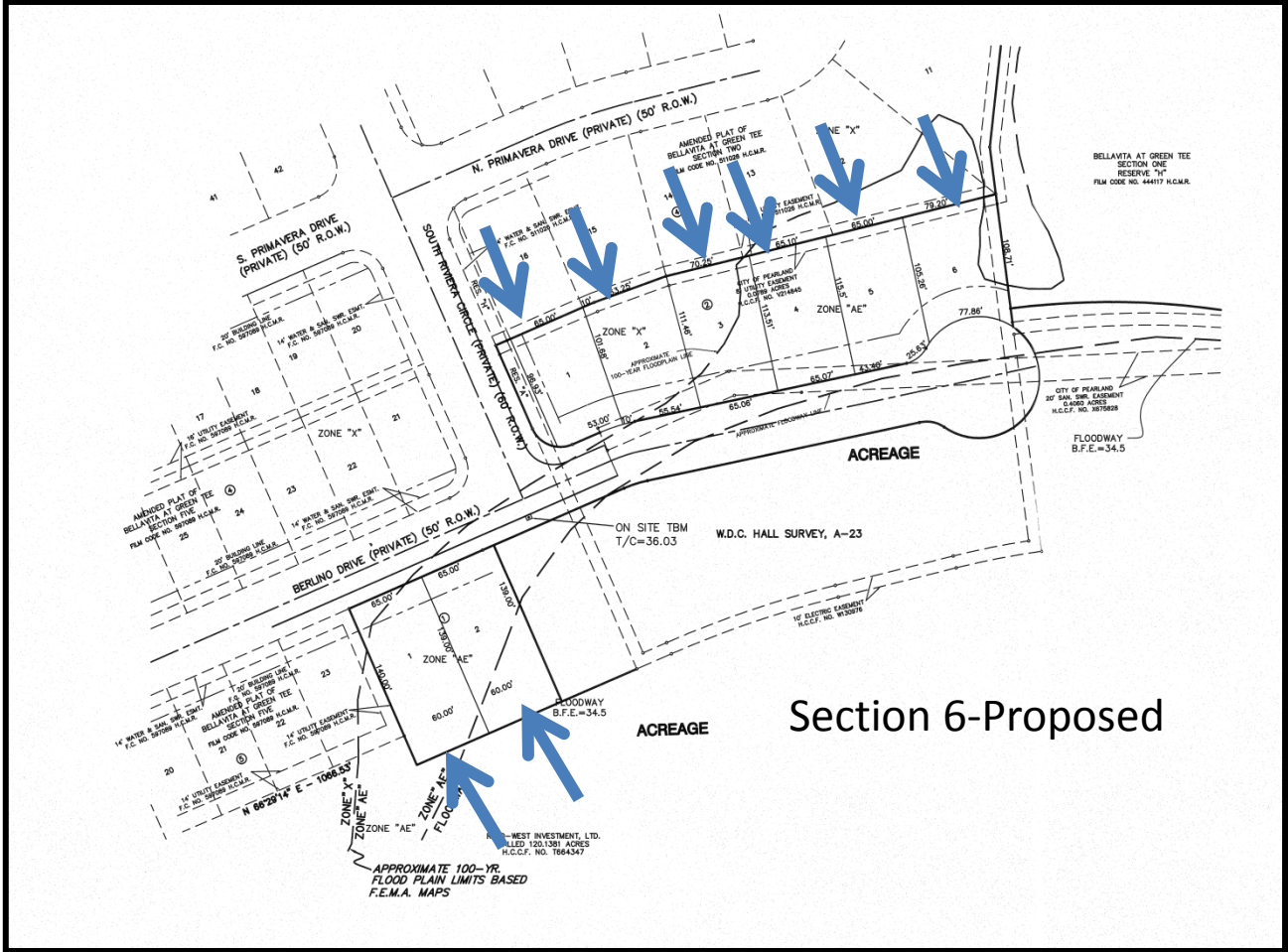
## **Architectural Review Committee**

Jim Moore, Chair; Connie Harry; Tom Rohwer; Don Talley; Ruth Southard,  
Board Liaison

Not pictures: Ron Lauve

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# Section 6-Proposed

APPROXIMATE 100-YR. FLOOD PLAIN LIMITS BASED F.E.M.A. MAPS

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## **Elections Committee**

Connie Harry, Chair; Sunny Ward; Janice Jensen; Ed Jamison; Ruth Southard,  
Board Liaison

Not pictures: Mary Jane Rogers

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## **Awards Committee**

Sandra Bornstein, Chair; Rosemary Trevino; Maria Trevino; Gail Stover; Maylene Moore

Not pictured: Ruth Southard, Board Liaison

# Telecommunications Task Force

Steve Anderson

Lark Billick

Bill Burdick

Rex Hemme

Fritz Ring

Chuck Seymour

Nancy Triggs

Ruth Southard, Facilitator

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# Task Force Ideas

- Research options
- Survey homeowners
- Conduct Forums
- Schedule demonstrations (possible)
- Recommend solution to Board – November 2017

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## **Communications Committee**

Bob Stockinger, Chair; Janice Jensen; Linda Sanders; Carolyn Beeson, BUZZ editor;  
Rosemary Trevino; Rory Potter; Sarah Barnett; Barbara Quinn; Debra Warneke;  
Bill Burdick, Board Liaison



**Clubhouse Committee**



**Facilities Committee**



**Elections Committee**



**Awards Committee**

# BUZZ

- Full color newsletter
- Published quarterly
- Mailed to every home



First Quarter 2016

## BellaVita Buzz

*BellaVita at Green Tee -- a 55+ Active Adult Community*

An Official Publication of the BellaVita Homeowners Association

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**BellaVita Clubhouse**  
1548 N. Riviera Circle  
Pearland, TX 77581  
281-464-3150  
www.club-bellavita.org

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**Board of Directors**

**President – Ruth Southard**  
713-409-1328  
rsouthard@club-bellavita.org

**V. Pres – Ron Gerlach**  
281-922-5050  
rgerlach@club-bellavita.org

**Sec. – John Rodriguez**

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**MESSAGE FROM THE HOA BOARD PRESIDENT - RUTH SOUTHARD**

**What a busy first quarter!**

If you have not heard yet, we are working a marketing campaign to raise homeowner awareness of what it takes to operate the community of BellaVita. We are the Magic!! The fact is, there is no magic. The 100+ volunteers committed to service in the community are the magic. Have you found your part of the magic? This issue of the Buzz, which is typically our annual report, may help you to identify your place in the magic. There is always room for another volunteer.



In the last issue, I reported on the possibility for a deficit in the financials for 2015. However, the Finance Committee reported at the last Board meeting that, because of many efforts, we ended the year with a small surplus. This is quite remarkable given the costs related to the fence project. We really appreciate the work of the committees and the staff for the time they spend researching new options and opportunities for maximizing our funds while conserving usage.



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**THIS WEEK:**

**Tuesday—February 23**

10a Bible Study

**The F.Y.I. Column  
Cell Phone Numbers  
February 22, 2016**

The BellaVita phone directory is updated every three months. Recently a feature has been added to allow cell phone numbers in the directory as well as land-line phone numbers. This feature might be helpful if you are away from home and need to be contacted especially if you no longer have a land-line phone to receive incoming messages. If you choose to include your cell number you can still keep your land-line number in the directory. Also, to stay current, please notify the clubhouse staff if you no longer have a land-line.

Please shred or otherwise destroy directories that you no longer use. This will keep phone and address information from falling into the hands of telemarketers or other persons outside of BellaVita.

Call the BellaVita clubhouse front desk @ 281.464.3150, if you would like to have your cell phone number included in the directory.

# February 23, 2016 Weekly Announcements



## **“Meet the Candidates Forums”**

**Wednesday, February 24, 2016 @ 7:00 p.m.**

**And**



# Fence Project Team

Rex Hemme; Sarah Huang; Billy Potter; Quality Control; **Bob Paterno**; Ron Lauve, Project Manager; Thom Paterno; Mike Sanders; Denny Mulcahy; Cecil Ellis; John Succop; Ruben Castillo; Jeff Glatzer; Charles Parham; Lark Billick; Gene Reddell; Tony Nicolas; Walter Paciak; Dan Murphy; Carol Barber; Boyce Maxwell

Not pictured: Carlos Trevino, Gwen Imhoff, Suzanne Matocha, Steve Andrews, Chuck Davis, Jack Wilt, Fred Persons, Tom Rohwer, Bonnie Murphy

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# Fences



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# BellaVita Fence Program finances

- The fence construction contract started approximately May 2014
- The first contractor, the lowest bidder, completed only 180 homes\*
  - \*His work included most metal fence work so some houses had their metal done but not the wood.
- The first contractor requested termination of his contract with Bellavita December 2014
- The first contractor was paid \$495,479.64
- The second contractor, the second lowest bid, started in February 2015
- The second contractor completed the remainder of homes & common area fences in March 2016
- The second contractor was paid \$1,093,093.26
- The total cost was **\$1,588,572.90**
  - This cost included some common area fence replacement (wood & metal)
  - Reimbursements to BV from Villa Verde homeowners were \$12,591.66
- Total homes provided new fences from reserve funds **613**
- In order to maintain a desired minimum of \$300,000.00 in reserves for emergency BV borrowed \$185,557.00 against two existing CD's at 3.01% interest.
- We will pay that loan off at a rate of \$10,000 per month for 20 months from reserves starting in February 2016, providing \$16,000.00 of reserve cash per month for normal capital expenditures.



**Nancy Triggs**  
Clubhouse  
Manager

# BellaVita Team



Gisela Vazquez



Shinece Haughton



Alison Roberts



Steve Wynn



Mark Haughton

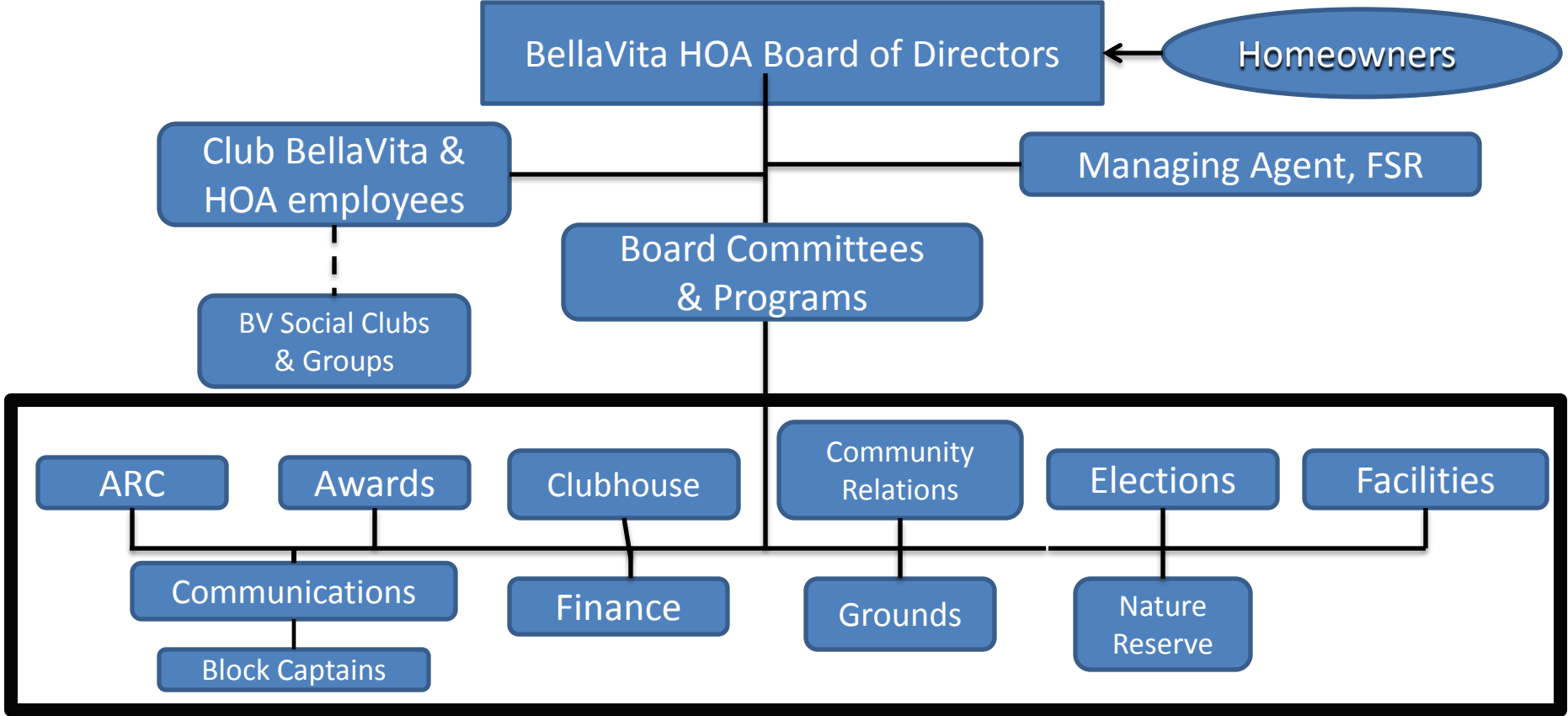




**Tami Smith**  
**Community Manager**

**Sarah Lee**  
**Pearland Director**

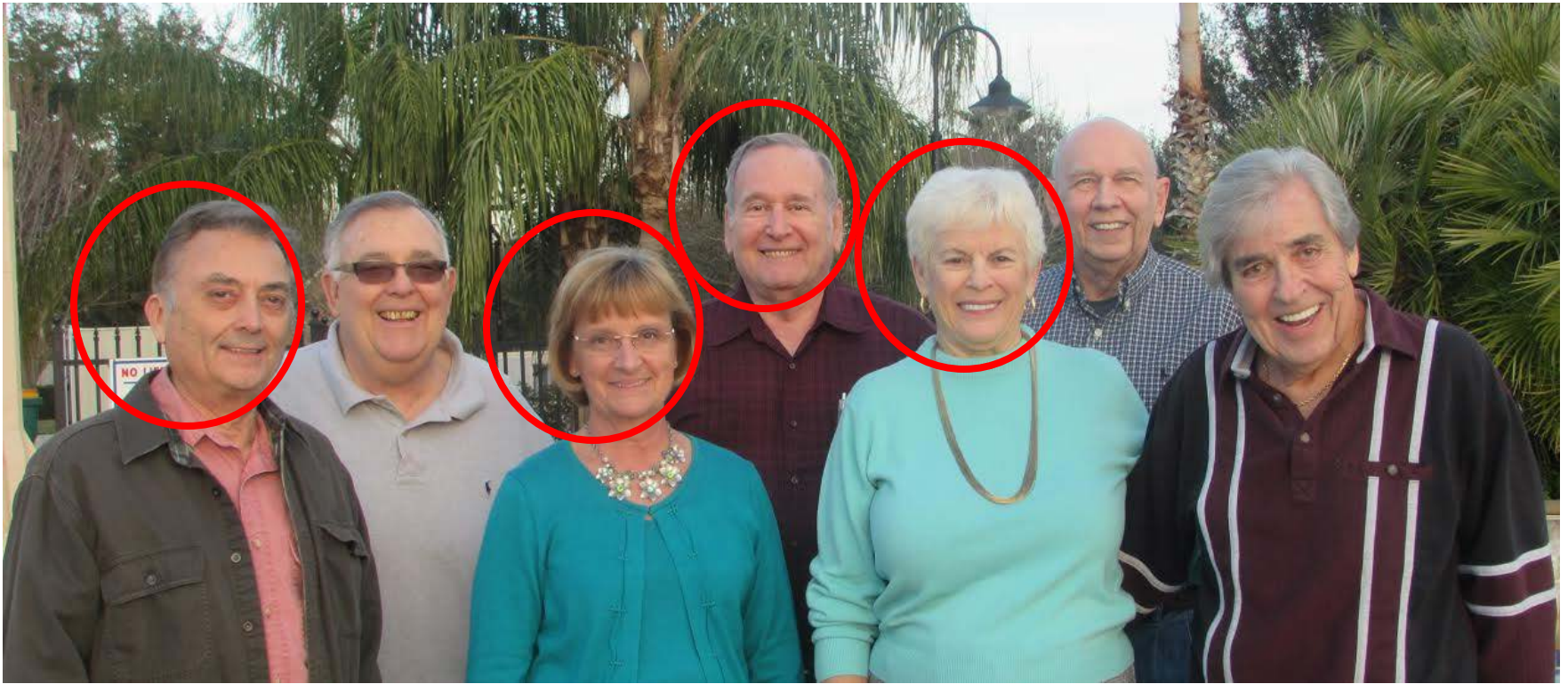
# BellaVita HOA Organization



YOU ARE THE MAGIC!!!



NO PARKING FIRE LANE



## **Board of Directors**

John Rodriguez, Secretary; Billy Potter; Ruth Southard, President; Marc Wormser, Treasurer; Carol Barber; Ron Gerlach, Vice President; Bill Burdick

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# ROSE Award

Gene Reddell  
Charles Parham





**An Awesome Team!!**



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Fence Financial Summary

Ron Gerlach

Villas Master Report

Bill Burdick

Awards

Sandra Bornstein

**Election Report**

**Connie Harry**

Recognition of Board service

Tami Smith, FSR

Adjourn

# New Board Members



Diane Clement



Ken Wright



Fritz Ring



David Dommert

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Approval of Minutes – Approved June 2015

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**Adjourn**

YOU ARE THE MAGIC!!!



NO PARKING FIRE LANE