



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON JANUARY 23, 2019 AT 3:00 P.M. AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX 77581.

HOMEOWNER SPEAKER

None

DIRECTORS PRESENT

Connie Harry, President
Steve Anderson, Treasurer
Ken Wright, Secretary
Bill Burdick, Director
Billy Potter, Director

ABSENT

Dianne Clement, Vice President
Cindy Dutschke, Director

IN ATTENDANCE

19 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 3:01 PM by Connie Harry, presiding, and Shannon Boogades and Katie Ivanics recorded minutes. Connie Harry also noted that there would be a change in the Agenda moving one item from Executive Session to Open Board meeting.

CONSIDERATION OF MINUTES

Upon a motion duly made and seconded the November 28, 2018 Board Meeting Minutes were approved as presented.

CONFIRMATION OF ELECTRONIC VOTING

There were 2 Electronic Votes to ratify. The first was the waiving of fees (253832) due to extenuating circumstances for the sale of a home and a variance for Architectural Application was approved by the Board.

PRESIDENT'S REPORT

- Connie Harry wanted to wish all who attended and Happy New Year.
- Connie Harry brought to everyone's attention that BellaVita has been selected to be the Pearland Yard of the Month. The Grounds Committee, Rusticscapes and staff were photographed and the article is online now and will be featured in the Pearland Journal.
- Connie Harry advised that Comcast would be here on Friday and the Ballroom would be used due to the amount of people signed up and the extra staff that Comcast is bringing. The Arts and Crafts room will be used for the waiting room.

- Connie Harry also discussed the Compliance Policy update regarding fees for violations. She explained the process and Inframark would be responsible for keeping records of this. These fees would be added to the Homeowners account and can be turned over to the attorney for further collections if the violation is not corrected or paid if a fine is received. Motion was made to accept Compliance Policy as written; motion was seconded and motion carried.
- Connie Harry mentioned that the Willingness to Serve Forms have gone out for the 2019 Elections. Willingness to serve forms are due in the Clubhouse by 5 p.m. by February 5, 2019. Connie also mentioned the timeline date for future election events.
- Connie Harry mentioned that she has received most of the Committees updated lists of members but not all and that she is anticipating updated mission statements to be delivered as well.
- Connie Harry also mentioned that the 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.

OPEN COMMENTS BY BOARD MEMBERS

- No comments made.

TREASURER'S REPORT

- Treasurer Steve Anderson mentioned the financials for December 2018 were \$1,953,000 in income and \$1,966,000 in expenses creating a deficit which is why we needed to raise assessments slightly. Steve Anderson discussed 2016, 2017, and 2018 balances in Operating and in Reserves and the fact that the Reserves are steadily growing.

MANAGING AGENT'S REPORT/CLUBHOUSE REPORT

- Staff has created draft 2019 Calendars and have been sent to the Clubs.
- Website has had 2018 Minutes updated from the Clubs. Just a reminder to Secretaries of the Clubs please be sure the staff gets a copy of your minutes so they can be included on the website.
- The Event photos for all of 2018 are up-to-date on the website.
- Approval letter to homeowner from Board advising of ARC variance approval.
- Bids are being collected for rewiring of staff's equipment room – Wi-Fi has been intermittent for Clubhouse locations. Equipment is outdated and in some cases broken. Requesting approval not to exceed \$4,000.00
- Fireplace repair is schedule for February 1, 2019. There are several companies that have been called and this is the earliest we could get someone out.
- All air filters on both Annex and Clubhouse have been changed.
- We have started to replace batteries in the emergency lighting. More batteries are needed so they are on order.
- Replaced the broken monitor for one of the computers in the computer room.
- Recommendation to sign Mosquito Contract for summer 2019; price remains the same.
- Inspection has been done for January 2019.

COMMITTEE REPORTS

- Architectural Committee – Ruth Southard- None
- Clubhouse Committee – Sandra Talley – Library has requested one more set of book shelves; Committee requesting approval. Motion to approve carried.
- Communications Committee – Nelda Hart – January 27, 2019 Bellaview and thank you to Staff for assisting with all advertising.
- Elections Committee – None

- Finance Committee – Don Jensen – requested that Lew Shuffler and James Knight be added to committee; Mission Statement was updated and was approved by motion. Other organizational items were brought to the Board’s attention.
- Facilities Committee – Dorothy Barrera – Camera Task Force to replace gate cameras as some are not operational and some are very old. A camera to place in the lobby and 2 at the pool area facing the gates. Propping gates open is a hazard and Bellavita could be fined heavily for this. Recommending approval for Johnson Controls not to exceed \$27,000.00. Motion to approve was made and carried.
- Grounds Committee – Diane Nicolas – None
- Nature Reserve Committee – Joe Hearn – None

ADDITIONAL BUSINESS

Villas Master – Billy Potter – Noted that Board Meeting for Villas Master is Monday, January 28, 2019 at 7 pm and all are invited.

Homeowner Concern Forms – There were 5 this month; 1- Awning requested at the Ballroom entrance door, 2- Request for additional trash cans around the lake was made; 3- A Spring Prom was suggested as an event; 4 – Resident has offered to do a cyber security class/workshop for all residents. Cybercrime is becoming more advanced and it is important to keep abreast of advances. 5- Resident thanked Staff and wanted to advise Board how professional the staff is even when being treated less than pleasant by residents.

NEXT SCHEDULED MEETING

- Next scheduled Board meeting February 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.

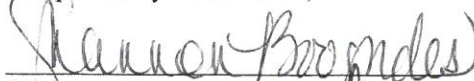
RECONVENE OPEN SESSION

- The Board reviewed the collections report. Several accounts were discussed. Motions were made to send personalized reminders for some accounts and for some account to be turned over to legal.
- Bingo was reviewed and ratified.

ADJOURNMENT

There being no further business, the meeting adjourned at 4:08 PM

Respectfully Submitted,


 Shannon Boogades, Recording Secretary


 Approved, Ken Wright


 Katie Ivanics, Recording Secretary

2-27-19
 Date