



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS' ASSOCIATION, INC. HELD ON WEDNESDAY, JANUARY 26, 2022 AT 3:00 P.M.

DIRECTORS PRESENT

Merlin Mohr, President
Dallas Smith, Vice-President
Connie Harry, Treasurer
Billy Potter, Director
Sandra Talley, Secretary
Don Smith, Director
Bernie Bouman, Director

DIRECTORS ABSENT

IN ATTENDANCE

19 Homeowners were in attendance.
Shannon Boogades, Community Manager, Inframark
Carolina Garcia, Administrative Assistant, 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 Merlin Mohr, President, Shannon Boogades and Carolina Garcia recorded minutes.

CONSIDERATION MINUTES

Upon a motion duly made and seconded the November 17, 2021, regular meeting minutes were approved as presented.

CONFIRMATION OF ELECTRONIC VOTING

Merlin Mohr briefly discussed the following email votes. Each had motion made; seconded and motion passed.

- Email vote for approval for 3 Yr. Mosquito Contract
- Email vote for approval for Exterior Painting of Clubhouse, Annex, Guard House, Tower
- Email vote for approval for Sidewalk/Curb Bid

PRESIDENT'S REPORT

- Pearland City Council would like to charge \$5.00 for Storm water drainage on each resident water bill.
- Scarsdale Fence on hold
- Schedule of 2022 Elections

- Allowing campaigning on Townsquare Community Properties. Motion made to not allow campaigning on TownSquare; second and motion passed

OPEN COMMENTS BY BOARD MEMBERS

Connie Harry discussed more about Pearland City Council and the upcoming measure that may be placed on the May ballot.

TREASURER'S REPORT

FOR NOVEMBER 30th and DECEMBER 31st, 2021 FINANCIALS

There has not been a board meeting due to the holidays since November 2021 at which time the October financials were presented and approved. The following report is for both November and December 2021 financials:

NOVEMBER 2021:

The Operating Fund as of November 30, 2021, was \$297,745.16. This balance is \$27,112.69 lower than the October balance. The operating balances fluctuate from month to month based on income and expenses. We are still in very good financial condition in relation to our 2021 budget.

The Reserve Fund balance was \$1,234,468.76. This balance is \$47,197.80 higher than the October balance due to our monthly payment to Reserves and minimal payouts for the month for repairs.

DECEMBER 2021:

The operating fund as of December 31, 2021, was \$314,318.97 up \$16,573.81 from the November balance.

The Reserve fund balance as of December 31, 2021, was \$1,263,295.36 up \$28,826.60 from the November balance.

BellaVita's financial condition is very sound, and we ended the year with an excess revenue balance of \$81,972.07 above our budget. We can attribute this to timely payments by our residents and small amount of delinquencies for collection plus sound expense management by our clubhouse manager and staff.

The finance committee will be recommending that these excess funds be added to our reserve funds for 2022 as we have done in the past.

I move that the Board accept the November and December 2021 financial statements as prepared by Inframark. Motion was seconded and motion carried.

MANAGING AGENT'S REPORT

December 2021

- Cleaned out closet (band door)
- Coupons and Budget mailing will be out by the end of the week. 11/26/21.
- New laptop for A/V room ordered/delivered. BellaVita does have a Netflix account now.

January 2022

- The carpets in the library have been repaired.

- The new light has been installed over the front door to the clubhouse.
- The Clubhouse, Annex, Guard House, and Tower have been pressure washed prior to painting.
- Painting on the Clubhouse has begun.
- Crack above the kitchen door has been repaired with the painting crew.
- We are getting additional pricing for the light by the trash dumpster on the clubhouse.
- All furniture in the billiard room and sitting room have been moved and vacuumed.
- We are getting an additional bid for painting and repair of the pool building.

Maintenance List:

- Called CenterPoint, AT & T about broken breaker boxes and cable line extender boxes being replaced around the lake.
- Replaced weight scale in fitness center.
- Added wood under the weight scale for a flat surface.
- Worked on Christmas landscape lighting.
- Cleaned and painted all air vents in the ballroom.
- Replaced most spotlights in ballroom with LED bulbs.
- Pressure washed walkways in front of clubhouse.
- Blew pool pump area to remove leaves in addition to blowing away leaves from the building.
- Replaces shower curtains.
- Replaced all air filters.
- Polished hardwood floors in the ballroom.
- Steam cleaned carpet in the ballroom.
- Sam's/Lowe's/Walmart trips for various needs of the clubhouse.
- Replaced all outside trash.
- Polished wood columns in pool room.
- Painted metal on canopy outside ballroom entrance.
- Installed wall locks in ballroom.
- Replaced ballasts in annex work room.
- Put air in the weight room balls.
- Painted wall behind balls.
- Completed Clubhouse Committee's list.

COMMITTEE REPORTS

- Architectural Committee – Ruth Southard- None Available
- Awards Committee – Sandra Bornstein –The committee agreed the Rose award volunteer from the preview years can be reelected, also a volunteer from the committee can be elected for the Rose Award.
- Clubhouse Committee – Cindy Dutschke – Asked to have a light put in the back of the clubhouse close to the trash can for precautions. The clubs agreed and would donate to the cause. Cindy also would like BellaVita staff to follow up on Property Services contract. Cindy also mentioned the Air filtration bid was sent to the liaison and that the staff had been asked to check medi-aire for a portable air filtration for behind the desk.

- Communications Committee – Lark Billick – I am pleased to provide a recap of our BV Pictorial Project. As many of you know, I started this project in March 2020, and first scheduled a similar project for the Fall, 2020 but due to Covid it was canceled. The company we chose subsequently went out of business. So once again I began another search in June 2021. After a lengthy search for a company that would take our community on for a pictorial directory, I was able to find The Portrait Café from Tennessee. This was the first time that they had ever taken on a non-Church client over their 40 plus years in business.

The planning began in July as they always required a six-month lead time. We were in constant dialogue with the company to be ready to begin promoting this project in late November. We used the Newsletter and frequent announcements on BV Grapevine to build awareness. We began breaking the groundwork for the Telemarketing Team from TPC to begin calling in late December. Initially, the results were surprising as so many of our residents answered the calls from The Telemarketing Team. They handled all our residents extremely well and I had no complaints regarding their efforts.

We began the photography sessions on Thursday, January 6th and ended them on Saturday, January 22, 2022. The sessions ran from 10-6 and 11-8 on various days. My committee really stepped up as well as other volunteers to help sign in residents and make them feel welcome. The Committee members and other volunteers are as follows: Kenneth/Karen Wiggins, Janice Roberts, Leslie/Von Von Bergen, Nancy Bouman, Sarah Barnett, Mary Ann/Lew Shuffler, Debbie Merritt, Eleanor Garza, Suan Angelo, Suzanne Matocha, Erica DenHartog, Bonnie Billick, Genie Dunnage, Rory Potter and myself. Our TPC Photo Team that consisted of Keith Rushing and Gary Cox did an outstanding job with all our participants in handling them in a very special way.

Initially, my goal was to be able to have 550 BV residents participate in this project. As the photo sessions began it was pretty evident that many of our residents were not inclined to participate. To increase awareness, we also enlisted our Coordinators and Block Captains to go door to door and leave a flier encouraging participation. In addition, our Team continued to call on new residents especially to get their participation.

The Project never did reach the projected goal of 550 participants, but I have to say the final results are definitely very positive.

Total participants will end up at 420 of which that includes 20-25 residents who submitted pictures to be included in a separate part of the Directory.

To put all in perspective, the last BV Pictorial Directory in 2014 had only 288 residents participate which accounted for a 47% participation. This Directory will have a 69% participation rate.

I personally, am very proud and pleased to have seen the great support from our BV Staff, volunteers, the Board, and our residents. Thanks to all for contributing to a very worthwhile community project. Sandra Talley Would like to add to the committee Suzanne Matocha, Debbie Merritt, Sue Steik, and Clarence “Von” Von Bergen.

- Community Relations Committee – Janet DelSardo – Non-Available
- Elections Committee – Ruth Southard – February 1st, 2022, at 5pm Election committee will be opening the Willingness to Serve box.
- Facilities Committee – Dorothy Barrera – None Available.

- Finance Committee – OPEN – None Available.
- Grounds Committee – Diane Nicolas – None Available
- Nature Reserve Committee – Linda Kuhn – None Available

ADDITIONAL BUSINESS

Villas Master – Villas Masters Dues were due on January 1, 2022, for the new Budget.

Homeowner Concern Forms – There were many homeowner concern forms turned in. Sandra Talley summarized the forms.

NEXT SCHEDULED MEETING

- Next regularly scheduled meeting is on February 23, 2022, at 3:00 p.m.

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.

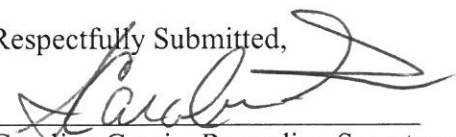
RECONVENE OPEN SESSION -SUMMARY

- There were several accounts that the Board requested the Manager to send reminder letters to and Final Demand letters.
- A discussion was had regarding a resident who has requested to address the Board at the next meeting.
- Personnel concerns were discussed.
- Clarification was made regarding a post on Town Square.
- There was a request to review the payment plan with the Attorney for Account #XXXX712 and Account #XXXX444 review payment plan with attorney. Motion made to approve the plan review, motion seconded, and motion carried.

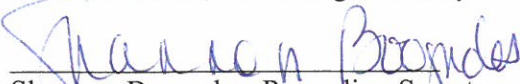
ADJOURNMENT

There being no further business, the meeting adjourned at 4:44 PM

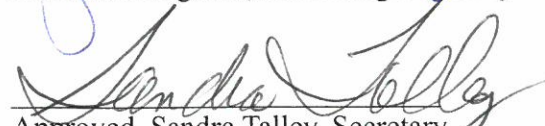
Respectfully Submitted,


 Carolina Garcia, Recording Secretary

2/23/22
 Date


 Shannon Boogades, Recording Secretary

2/23/22
 Date


 Approved, Sandra Talley, Secretary

2/23/2022
 Date