



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS' ASSOCIATION, INC. HELD ON WEDNESDAY, MAY 25, 2022, AT 3:00 P.M.

DIRECTORS PRESENT

Don Smith, President
Bernie Bouman, Treasurer
Sandra Talley, Secretary
Billy Potter, Director
Danny Koons, Director

DIRECTORS ABSENT

Dallas Smith, Vice President
Kenneth Wiggins, Director

IN ATTENDANCE

10 Homeowners were in attendance.
Shannon Boogades, Community Manager, Inframark

OPENING COMMENTS

President Don Smith acknowledged the passing of Dorothy Barrera, a long time resident and Facilities Chair for BellaVita. Her absence will be sorely missed. The Board offered their thoughts and prayers to her husband Cris and their family.

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 Don Smith, President; Shannon Boogades recorded minutes.

CONSIDERATION MINUTES

Upon a motion duly made and seconded the April 27, 2022, regular meeting minutes were approved as presented..

CONFIRMATION OF ELECTRONIC VOTING

Don Smith briefly discussed the following email votes.

- Email vote for approval for the new A/C Unit in the Gym. Motion was made, seconded and motion passed.
- Email vote for additional funds for Grounds Committee. Motion was made, seconded and motion passed.

PRESIDENT'S REPORT

- Don Smith explained the workshops the Board has had with Renee West McGuire and what the proposals are. We have asked questions of her regarding her plans. We have also entertained the idea of purchasing the property. In the meantime, a task force has been created for this with Connie

Harry leading the group. Dallas Smith is the Board liaison. Under Connie Harry will be Linda Kuhn, Ron Gerlach, Chris Hook and Shannon Boogades. The task force will have access to legal guidance as plans materialize.

OPEN COMMENTS BY BOARD MEMBERS

Bernie Bouman announced that there will be a Community Town Hall regarding the Scarsdale Wall. This will be held June 29, 2022, at 7 p.m.

TREASURER'S REPORT

FOR APRIL 30, 2022, FINANCIALS

The Operating Fund as of April 30, 2022, was \$320,974.18 up \$32,133.13 from our March balance. This large surplus this month is attributed to several bills not clearing before the end of the month. This will be rectified in the next month's financial reports.

The Reserve Fund balance as of April 30, 2022, was \$1,346,292.31 up from \$3,632.54 from our March 2022 balance.

The finance committee has reviewed the monthly financials and Bernie Bouman moved that the Board accept the April 2022 financial statements as prepared by Inframark. Motion was seconded and motion carried.

MANAGING AGENT'S REPORT

May 2022

- Job requisition for Maintenance has been opening and posted. An offer was made to one of the applicants unfortunately, the offer was declined. We still have the requisition open.
- Staff is cataloguing and filing past Architectural Applications for Manager reference.
- As mentioned before the A/C has gone out in the Gym, the repairs that were made were not sufficient to repair it. A bid was obtained from our vendor to replace the A/C unit completely. Parts are being ordered and as soon as all is received it will be installed. ***UPDATE*** New A/C has been installed.
- All 3 staff members have been given tasks that will help us with space behind the desk. A weekly update has been requested from them.
- #3 breaker at the pool is out and additional electrical work is being sought. *** UPDATE*** The Breaker has been repaired; however, there appears to be another electrical concern.
- Power washing at the pool has begun.
- Arrangements are being made to clean all the carpets in the Annex and Ballroom.
- Glass company has been called to address the bent screen in the Gym and the film on the window behind the desk.
- Sunstate Equipment company has had a small credit on the books; they will be sending us a check for that credit. ***UPDATE*** Check has been received.
- Request from Homeowner Concern form for under-cabinet lighting was ordered and installed.
- Due to the theft of several items in the pantry, in the refrigerator, and items in the annex kitchen, cameras will be installed. Please note that many, if not all items in these locations are marked for the specific club that will be using them or they are for an upcoming event.

COMMITTEE REPORTS

Requested to add: Finance Committee Chair: Robert Talton and Phillip Schlachter.

- Architectural Committee – Ruth Southard- None Available
- Awards Committee – Sandra Bornstein –None Available
- Clubhouse Committee – Cindy Dutschke – None Available
- Communications Committee – Lark Billick- None Available
- Community Relations Committee – Janet DelSardo – None Available
- Elections Committee – Ruth Southard – None Available
- Facilities Committee – OPEN – None Available
- Finance Committee – Connie Harry – None Available. Bernie Bouman mentioned that the Finance Committee has recommended Robert Talton and Phillip Schlachter. Motion made and seconded, motion passed.
- Grounds Committee – Diane Nicolas – None Available
- Nature Reserve Committee – Linda Kuhn – None Available

ADDITIONAL BUSINESS

Villas Master – None Available

Homeowner Concern Forms – There were many homeowner concern forms turned in. Sandra Talley read several:

- Credit card option at the desk.
- Scarsdale Wall
- Tickets sold after 6 p.m.
- Cost for fogging around the lake or purchasing a fogging machine.

There were many “Going the extra mile” forms which Sandra Talley mentioned.

- There was one for Laura Roweton for assisting a homeowner on a personal matter.
- There was one for Carolina for assisting a homeowner on a personal matter.

NEXT SCHEDULED MEETING

- Next regularly scheduled meeting is on June 22, 2022, at 3:00 p.m.

ADJOURNMENT

The open portion of the May 2022 Board of Directors meeting was adjourned at 3:28 p.m.

EXECUTIVE SESSION

Executive session was called to order at 3:30 p.m. 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 updates on regarding delinquencies.
- There was discussion regarding an open Town Hall when more information was received from the task force regarding Renee West McGuire's proposals.

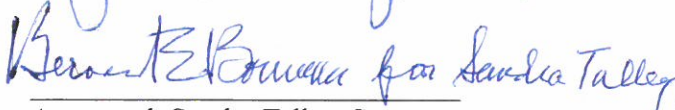
ADJOURNMENT

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

Respectfully Submitted,


Shannon Boogades, Recording Secretary

5/25/22
Date


Approved, Sandra Talley, Secretary

5/25/22
Date