



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS' ASSOCIATION, INC. HELD ON WEDNESDAY, JULY 27, 2022, AT 3:00 P.M.

DIRECTORS PRESENT

Don Smith, President
Bernie Bouman, Treasurer
Kenneth Wiggins, Director
Billy Potter, Director
Danny Koons, Director

DIRECTORS ABSENT

Sandra Talley, Secretary
Dallas Smith, Vice President

IN ATTENDANCE

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

OPENING COMMENTS

There were 2 speaker requests, the first speaker chose to redact his request and the second thanked the Board members and community members present who had attended the City of Pearland Planning and Zoning Committee Meeting. She also thanked Linda Aaron, resident, for speaking at the meeting and all others that spoke. She also thanked Shannon Boogades for attending as well.

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 Don Smith, President; Shannon Boogades recorded minutes.

CONSIDERATION MINUTES

Upon a motion duly made and seconded the June 22, 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 refinishing the Clubhouse doors. Motion was made, seconded and motion passed.

PRESIDENT'S REPORT

- Don Smith requested ratification for various amendments to the management contract indicating addition of staff, reduction in staff, annual increases, and removal of maintenance staff temporarily until a suitable candidate is found. Motion was made, seconded and motion passed.
- Don Smith also thanked the Bellavita residents for showing up in a show of force to the Planning and Zoning meeting with the City of Pearland. Don Smith also thanked the task force for their

guidance; headed up by Connie Harry and Linda Kuhns expertise. However, this is round one. The Developer can go before Pearland City Council and request they overturn Planning and Zoning's decision.

OPEN COMMENTS BY BOARD MEMBERS

Kenneth Wiggins wanted to acknowledge Linda Kuhn and the Nature Reserve. She has done wonders for the Reserve in making it user friendly.

Bernie Bouman wanted to thank everyone who came to the Scarsdale Wall presentation. He also mentioned that the taxes question that was asked at last months Board meeting has a solution. Staff uses a spreadsheet and sends one check to Harris County. Harris County is to apply each amount to the proper account. That has not happened. Harris County has since assigned this to a research specialist.

TREASURER'S REPORT

The Operating Fund as of June 30, 2022, was \$284,931.49 down \$10,136.25 from our May balance.

The Reserve Fund as of June 30, 2022, was 1,295,753.26 down \$25,040.96 from our May balance. The major expenses in the Reserve Fund in June included exterior house painting (\$35,500) and the replacement of the air handling system for the Clubhouse gym (\$10,125.79). The total expenses in the Reserve Fund for June are \$48,896.79.

The Finance Committee has reviewed the monthly financials and I move that the Board accept the June 2022 financials as prepared by Inframark. Motion seconded by Billy Potter; motion passed.

MANAGING AGENT'S REPORT

July 2022

The Flood insurance was paid at the correct time but due to the National Flood Insurance Program's new methodology by FEMA we have over paid. They have a new rating methodology -it is called Risk Rating 2.0. Based on the new rating we have received \$187.00 back. We have also received an additional \$109.00 back due to the bound amount being incorrect. This was deposited into the Operating Account.

7/1/22 Deposit was made for \$15,720.65

7/5/22 Deposit was made for \$6,288.00

7/19/22 Deposit was made for \$1,834.00

7.5.22 – Called vendor for gate issue. Eye on entry was out of alignment and an exit arm would not go down. Vendor sent estimate to replace the motor. (Right Exit) (Left Exit was done in 2019) Gate repaired 7/12/22.

Emailed another company for an A/V bid and waiting to hear back.

Emailed the RFP to Legal for review. Legal has returned this and has been forward to the Scarsdale Wall task force for next steps.

Update – taxes/audit will be started 7/8 or 7/11. **Update- Audit draft has been completed and forwarded to the Finance Committee for review.

A/C unit repaired, and refrigerator needs 2 gaskets – order pending. Refrigerator parts have been ordered and the leaking fridge will be repaired as soon as the parts are received.

Clubhouse doors have been partially refinished the week of 7/15 and 7/16/22. Balance completed weekend of 7/22/22.

Alligator was removed from the lake on 7/19/22.

Fountain by back of the clubhouse by pool is being addressed due to the discoloration of the concrete.

Elke's last day was 7/15/22. She has made it successfully to Florida and setting up housekeeping.

Annex kitchen cameras have been installed.

Estimate for work (sand down filter drier and paint due to rust) was approved. This is the a/c for the kitchen area. Pending scheduling.

COMMITTEE REPORTS

- 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 – Don Smith requested the 2023 election calendar be approved. Potter made motion; Wiggins seconded; motion passed.
- Facilities Committee – Rex Hemme – The house painting is done for the year; the front door refinishing is ongoing; there is a cement bid for the repair of the bulkhead; Danny Koons, Bernie Bouman and Rex Hemme have a meeting planned with Miller Pool since the contract is coming up.
- Finance Committee – Connie Harry – Connie Harry advised the Board the Finance Committee has reviewed the Reserve Study and there is a recommendation from Committee to accept the 2022 Reserve Study. Bouman made motion; Potter seconded; motion carried.
- Grounds Committee – Diane Nicolas – None Available
- Nature Reserve Committee – Linda Kuhn – Linda mentioned that feral hogs are across Dixie Farm Rd. and the nature reserve committee have seen evidence of the feral hogs, not completely in our reserve but very close. Linda has written a letter to Adrian Garcia and Harris County Assistant Park Director describing the concern. Linda also mentioned that she is working with grounds to get some of the trees cut prior to hurricane season. There are a few along N. Riviera Circle behind the houses. Also, Linda has had a Raptor/Eagle expert out and thinks that our nature reserve would be a good location for nesting platforms. Linda is working with Centerpoint to assist in the platform placement.

ADDITIONAL BUSINESS

Villas Master – None Available

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

- There is an illegal sign in a yard.
- There is mildew in the computer room.
- A request to bring back Bingo.
- Lawn care needs to be addressed, there are many brown patches.
- There are overgrown trees and many dirty driveways.
- There are gate issues because of the drivers.
- Need more handicapped parking spots at the Annex.

- A request for ramps for the ability for snakes to get out of water ways.
- The pergolas at the clubhouse need to be cleaned.
- The doors at the clubhouse need to be refinished.
- Parents and grandparents need to keep their kids/grands under control especially on Sundays.
- There is grass being blown into a residents flower bed.
- There is a dangerous oak tree hanging on Capri Court.

There are a few “going the extra mile” forms.

- Carolina for the 4th of July party.
- Rudy (the door and house painting company) and his crew are so polite and helpful.
- Elke received another one for her extra hard work and going above and beyond.

NEXT SCHEDULED MEETING

- Next regularly scheduled meeting is on August 24th, 2022, at 3:00 p.m.

ADJOURNMENT

The open portion of the July 2022 Board of Directors meeting was adjourned at 3:55 p.m.

EXECUTIVE SESSION

Executive session was called to order at 4:00 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.

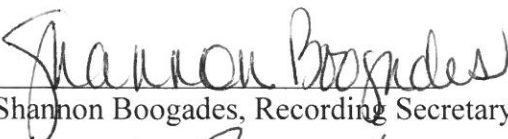
RECONVENE OPEN SESSION -SUMMARY

- There were several accounts that the Board requested updates on regarding delinquencies.
- There was an Appointment of Trustee & Resolution Regarding Authorization to Proceed with Foreclosure for Account XXXX30.

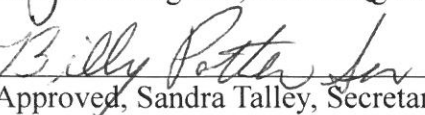
ADJOURNMENT

There being no further business, the meeting adjourned at 4:27 PM

Respectfully Submitted,


 Shannon Boogades, Recording Secretary

8/24/2022
 Date


 Approved, Sandra Talley, Secretary

8/24/2022
 Date

