



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS' ASSOCIATION, INC. HELD ON WEDNESDAY, AUGUST 24, 2022, AT 3:00 P.M.

DIRECTORS PRESENT

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

DIRECTORS ABSENT

Sandra Talley, Secretary

IN ATTENDANCE

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

OPENING COMMENTS

There were 2 residents who requested to speak. One resident mentioned that the concern forms he has submitted none have been responded to. The second resident asked 1) what a specific evote was concerning, 2) what was taking so long to get a sound system for pool area repaired/replaced, 3) why so long on repairing the chairs in the pool area, 4) possibility of a travel club and how to form one.

CALL TO ORDER

Due notice of the meeting having been given and a quorum being present, the meeting was called to order at 3:09 PM by Don Smith, President; Shannon Boogades recorded minutes.

CONSIDERATION MINUTES

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

CONFIRMATION OF ELECTRONIC VOTING

Don Smith briefly discussed the following email votes.

- Email to approve for lake bulkhead work; motion made, seconded and motion carried.
- Evote to approve potential zoning offer; motion made, seconded and motion carried.
- Evote to approve bonus; motion made, seconded and motion carried.
- Evote to approve Clubhouse Attic/Roof Inspection; motion made, seconded and motion carried.
- Evote to approve Trane Condenser/Air Handler; motion made, seconded and motion carried.
- Evote to approve temporary closing early when no activities/business; motion made, seconded and carried.

PRESIDENT'S REPORT

- Don Smith gave a Renee West McGuire and the Berlino Tract of land update. Don Smith also mentioned that Billy Potter would be taking over homeowner concern forms in Sandra's absence.

OPEN COMMENTS BY BOARD MEMBERS

Kenneth Wiggins stated that he is the liaison for the two best committees there are. Grounds and Nature Reserve work so hard to make sure BellaVita is beautiful.

Bernie Bouman mentioned the Scarsdale Wall bids were to be mailed by the end of the week and would be opened September 26, 2022. There are 4 contractors the bids have been sent to.

Danny Koons mentioned the roof of the clubhouse is being addressed.

Dallas Smith thanked everyone for coming to the Board meeting and for showing up at the City Council meeting as well.

TREASURER'S REPORT

The Operating Fund as of July 31, 2022, was \$255,677.11 down \$29,254.38 from our June balance. The change in the Operating Fund balance is primarily attributed to additional expenses authorized by the Board of Directors for landscape cleanup attributed to the 2021 freeze.

The Reserve Fund as of July 31, 2022, was \$1,281,076.08 down \$14,677.18 from our June balance. The major expenses in the Reserve Fund in July included exterior house painting (\$25,560) and repairs to the water well that serves as the irrigation system around the lake (\$9,755.53).

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

MANAGING AGENT'S REPORT

August 8th deposit amount was 19,912.65

August 9th deposit amount was 7,336.00

August 17th deposit amount was \$5,285.00

New fan on porch of the annex was purchased and installed. Thank you to Danny and our maintenance helper.

Our insurance survey has come in. This advises the insurance company what to quote us on for the coming year.

Budget Prep has begun.

The broken tile near the game room was replaced on 8/19/22, the windowsill in the lobby is next to be repaired.

The attic/roof was inspected.

Audit has been completed pending recommendation from Committee.

Repair has been made again to 2 machines in the fitness area. Also, because getting the seat parts that keep getting broken is challenging due to the age of the machine; manager has requested a bid to replace. The company we use gives us a percentage off due to the homeowner that lives in BellaVita that used to work there.

Bids for the Scarsdale wall will be mailed out this week.

Staff is still going through boxes that were in storage. Any documents are being saved electronically. We are finding some items that we are mailing back to the current homeowners.

COMMITTEE REPORTS

Request to add Rory Potter to Grounds Committee - Kenneth Wiggins made motion, Dallas Smith seconded, motion carried.

- 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 – Rex Hemme – The front door project is continuing but should be completed by October 2022. The work for the bulkhead is on hold. The water has risen, and the vendor would rather have the area dry before proceeding with the heavy equipment on that incline.
- Finance Committee – Connie Harry – Connie Harry advised the Board the Finance Committee has reviewed the 2021 Audit and recommended approval. Bernie made recommendation from Committee; Kenneth Wiggins made motion to accept the recommendation, Billy Potter seconded, motion carried.
- Grounds Committee – Diane Nicolas – Advised that RusticScapes will not have a cost-of-living increase for 2023. Diane Nicolas recognized members of the grounds committee; Carolyn Beeson, Rhoda Mohr, Rory Potter, Sue Smith, Pat Spier, Debbie Trust, Mary Westfahl and Karla Wild.
- Nature Reserve Committee – Linda Kuhn – Linda mentioned that feral hogs are across Dixie Farm Rd. in Juneteenth Park on Blackhawk Blvd. The Nature Reserve Committee has Hog Scram available to deploy if necessary. Brazoria County has been busy cleaning out culverts and have reduced their mowing schedule to twice a year in the hopes the native plants will be able to take root.

ADDITIONAL BUSINESS

Villas Master – Meeting will be on the calendar soon and the palm trees along Scarsdale will be trimmed shortly.

Homeowner Concern Forms – There were many homeowner concern forms turned in. Billy Potter read several however, Billy Potter mentioned that some of the residents prefer to keep their names private. This alleviates any homeowner animosity with their neighbors.

- There were many for the A/V concerns. Don Smith mentioned that this is an ongoing project and we have a bid for \$25,000. Should we just accept that bid as is or do some homework before we jump to spend that money?
- Security of BellaVita with the back entrance.
- Pool fountain timers need to be turned on earlier.
- Utility boxes and a concern to fix them. Billy Potter mentioned that they do not belong to BellaVita so we cannot repair them. Shannon Boogades spoke to the fact that staff has called utility companies for the last 5 years to get the replaced or repaired; to no avail.
- A concern form for the interruption of the fitness class by a staff member/contract staff.

- Air Conditioning frame at the Guard house and what can be done to make it look nicer.

NEXT SCHEDULED MEETING

- Next regularly scheduled meeting is on September 28th, 2022, at 3:00 p.m.

ADJOURNMENT

The open portion of the August 2022 Board of Directors meeting was adjourned at 4:10 p.m.

EXECUTIVE SESSION

Executive session was called to order at 4:20 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.

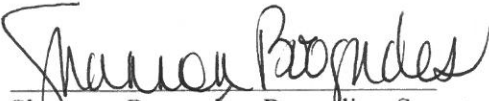
RECONVENE OPEN SESSION -SUMMARY

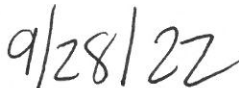
- There were several accounts that the Board requested updates on regarding delinquencies.
- There was an account the Board allowed the waiving of Late Fees due to extenuating circumstances.
- There was a collection of \$4,890.65 forwarded to the Association from Legal.
- There was a collection of \$2,951.15 forwarded to the Association from Legal.

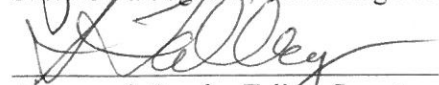
ADJOURNMENT

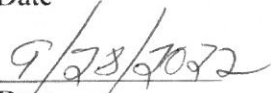
There being no further business, the meeting adjourned at 5:10 PM

Respectfully Submitted,


Shannon Boogades, Recording Secretary


Date


Approved, Sandra Talley, Secretary


Date