



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS' ASSOCIATION, INC. HELD ON WEDNESDAY, FEBRUARY 22, 2023, AT 3:00 P.M.

HOMEOWNER SPEAKER - None

DIRECTORS PRESENT

Don Smith, President
Dallas Smith, Vice President
Sandra Talley, Secretary
Bernie Bouman, Treasurer
Kenneth Wiggins, Director
Danny Koons, Director

DIRECTORS ABSENT

Billy Potter, Director

IN ATTENDANCE

17 Homeowners were in attendance.
Shannon Boogades, Community Manager, 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 Don Smith, President; Shannon Boogades recorded minutes.

CONSIDERATION MINUTES

Upon a motion duly made by Bouman; seconded by Talley, the January 25, 2022, regular meeting minutes were approved as presented.

CONFIRMATION OF ELECTRONIC VOTING

Don Smith briefly discussed the following evotes:

- Concrete Repair around the lake.
- Freeze Repair – Vinyl Flooring.
- Ameno Nature Reserve Sidewalk.
- Scarsdale Wall Change Order.

PRESIDENT'S REPORT

- Elections was discussed and Don Smith reminded everyone that the ballot box is in the lobby.
- If you see activity at the lake, there are 24 sidewalk panels that will be replaced. The sidewalk replacement is in progress.

OPEN COMMENTS BY BOARD MEMBERS

None

TREASURER'S REPORT

The Operating Fund as of January 31, 2023, was \$214,074.27 up \$25,410.49 from our December balance.

The Reserve Fund as of January 31, 2023, was \$1,138,379.19 up \$29,536.15 from our December balance.

The Finance Committee has reviewed the monthly financials and I move that the Board accept the January financials for audit.

Bouman made motion, and Dallas seconded; motion carried.

MANAGING AGENT'S REPORT

The Annual membership roster for committees has been included in the Board pack for insurance purposes. If others are added, they will need to be confirmed in April's regular BOD meeting.

Phone lines have been switched from analog to digital saving BellaVita potentially \$200.00 per month. Possibly more depending on the Fax machine line.

We have a bid for the A/V upgrade from the current company we use. 3 additional companies have been contacted (Email and phone call) for comparison bids. A virtual meeting was held on February 10th for fact finding. We have an appointment for a site visit in March.

The insurance check has been mailed to the Katy office for deposit. The total amount for the check is \$10,001.24. The total cost for the repair was \$15,012.32. Out of pocket was \$5,011.08.

Updated job description for the maintenance position has been sent and uploaded to the various websites. As of this writing there has been 1 response.

Deposit 1.31.23 \$14,574.60

Deposit 2.7.23 \$14,718.00

Deposit 2.15.23 \$ 6,839.00

Deposit 2.21.23 \$ 2,563.00

Information gathered for Facilities for generator inquiry for Clubhouse.

A call was placed to the plumbers to drain the restroom lines due to excessive toilet paper. Completed 1/27/23.

A separate call was placed to the plumbers for the men's room. A urinal is leaking from behind. Completed 2/20/23.

BellaVita is registered for 2023 Neighborhood Night Out in October. We must register annually so that we will be put on the various emergency personnel's lists.

The Cleaning company has been contacted due to some inconsistencies that the Clubhouse committee has brought to my attention. These were reviewed on Monday 2/22/23.

The locksmith has been out to install a new lock on the large annex room door and rekey it to our current key. The mechanical room door has been adjusted as well.

Preparation has begun for the Annual Meeting.

It was brought to the manager's attention that one of the candidates was not listed in the mailing. The candidate in question was listed on the reverse of the paper.

COMMITTEE REPORTS

Dallas Smith has advised that Carlos Trevino has been nominated by Committee to serve as Clubhouse Committee Chair. Sandra Talley has advised that Janet DelSardo has stepped down as Chair for the Community Relations Committee and Billie Velazquez has been nominated by Committee to serve as Community Relations Chair.

- Architectural Committee – Ruth Southard- None Available
- Awards Committee – Sandra Bornstein –None Available
- Clubhouse Committee – OPEN– None Available
- Communications Committee – Lark Billick- Don Smith mentioned on Lark's behalf that Communications committee is looking to host the Pearland candidates that are up for reelection in the ballroom for a meet and greet. All candidates would be invited.
- Community Relations Committee – Janet DelSardo – Billie Velazquez and Janet DelSardo recommended the ZOLL AED for the Board's consideration. This would involve the purchase of 3.
- Elections Committee – Ruth Southard – None Available
- Facilities Committee – Rex Hemme – Mentioned the sidewalk around the lake replacement.
- Finance Committee – Connie Harry – None Available
- Grounds Committee – Carolyn Beeson, Interim – Carolyn Beeson mentioned the damage the sidewalk equipment is creating around the lake and in one of the granite path walkways off of S. Primavera Dr. She also mentioned that the committee had met with RusticScapes regarding the plants that may not come back from the freeze.
- Nature Reserve Committee – Linda Kuhn – Linda Kuhn, mentioned the approved sidewalk and gave the audience a brief description of what it will look like. Linda Kuhn also mentioned that a resident has been shooting a bb gun (?) at animals in his back yard which backs up to the nature reserve. August "Bringing the Outdoors In" forum is being planned.

ADDITIONAL BUSINESS

Villas Master – None Available

Homeowner Concern Forms –

- Several Concern forms were turned in regarding vinyl tile in the annex. The form was signed by 10 individual homeowners. Another was turned in regarding broken curbing which is in the process of being fixed. Another was requesting a HOA recommended fence stain. The ARC Committee and the ARC Guidelines are responsible for that. The last one was a concern for RusticScapes workers.

NEXT SCHEDULED MEETING

- Next Annual membership meeting is on Wednesday, March 22, 2023 at 7:00 p.m.
- Next regularly scheduled meeting is on April 26, 2023, at 3:00 p.m.

ADJOURNMENT

The open portion of the August 2022 Board of Directors meeting was adjourned at 3:47 p.m.

EXECUTIVE SESSION

Executive session was called to order at 3:50 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.

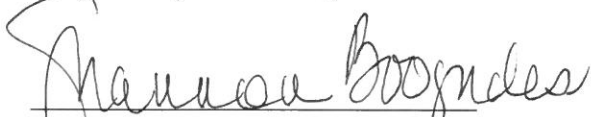
RECONVENE OPEN SESSION -SUMMARY

- There were several accounts that the Board requested updates on noted delinquencies and requested reminder notices be sent to the delinquent accounts including forwarding account XXX691 to the attorney's office.
- There was a discussion of a meeting with a different AV company recently located next month to offer suggestions and/or provide a bid.
- There was some discussion regarding a generator for the clubhouse however that is cost prohibitive.
- There was discussion regarding additional funds for the concrete project.
- There was discussion regarding the homeowner request for vinyl in the additional rooms in the annex.


ADJOURNMENT

There being no further business, the meeting adjourned at 4:57 PM

Respectfully Submitted,


Shannon Boogades, Recording Secretary

4/29/23
Date


Approved, Sandra Talley, Secretary

4/29/23
Date