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**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS' ASSOCIATION, INC. HELD ON WEDNESDAY, FEBRUARY 28, 2024, AT 3:00 P.M.**

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**HOMEOWNER SPEAKER** – Walter Pasciak- October meeting minutes. Don requested any concerns to be sent to him. Lark Billick- I appreciate allowing me to speak before the BOD today and will be short!

On behalf of the Board of the Men's Club I want to express our thanks to the HOA Board in considering and approving our proposed projects to benefit all of our BV residents. In saying that, I also want to mention that as the members of the HOA BOD many of you are aware we maintain very diligent and accurate financial updates for each of our Men's Meetings. This includes following a detailed 2024 Budget Plan approved by our membership that also benefits many facets of BV and the organizations that we support.

My main purpose today is to mention that even though we carry larger amount of funds each month than the other clubs, we also carry a higher degree of actual budgeted utilization of those funds making it very difficult to fund future projects 100%. So moving forward, I would like to have the BOD minutes for this meeting reflect that in future capital improvement projects we help initiate, we will be requesting consideration of co-funding these projects with the HOA Board in sharing their financial resources with ours. We then will be able to double the impact of capital improvement projects for the betterment of our BellaVita residents. Thank you for allowing me to address the Board in this matter today!!

**DIRECTORS PRESENT**

Don Smith, President  
Billy Potter, Secretary  
Bernie Bouman- Treasurer  
Mary Walker, Director  
Kenneth Wiggins, Director  
Linda Kuhns- Director

**DIRECTORS ABSENT**

Danny Koons, Vice President

**IN ATTENDANCE**

Rebekah Chevalier, 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; Rebekah Chevalier recorded minutes.

**CONSIDERATION OF MINUTES**

Upon a motion duly made by Billy Potter, seconded by Kenneth Wiggins, the January 24, 2024, regular meeting minutes were approved as presented.

**CONFIRMATION OF ELECTRONIC VOTING**

Don Smith briefly discussed the electronic vote for purchasing new pool chairs and chaise lounges. Bernie Bouman made motion to ratify, and Billy Potter seconded. Motion carried. Don Smith discussed the electronic vote for approval of men's club projects including an ADA door for \$15,000, shutters for the ballroom for \$2000, and soundproofing panels for the annex, arts & craft room, and board room pending additional information. Kenneth Wiggins made a motion to ratify and Linda Kuhn seconded. Motion carried.

### **PRESIDENT'S REPORT**

- Don Smith reminded everyone that the current board election is underway, and ballots are due by March 12<sup>th</sup> at 5pm. The ballot box is in the clubhouse near the main entrance.

### **OPEN COMMENTS BY BOARD MEMBERS**

Linda Kuhn reminded everyone that the city council election is coming up and encouraged everyone to vote. Kenneth Wiggins stated it has been a pleasure to work with the grounds committee. Their hard work and effort are assets to the community.

Bernie Bouman stated that this would be his last board meeting. It has been a pleasure to work with the board. He thanked Don for his leadership and Rebekah for helping through a really rough transition.

Don Smith stated that it was his last board meeting, too. It has been enlightening and challenging to learn the ins and outs and everything that goes on behind the scenes. The energy among volunteers is unimaginable, and unappreciated. Volunteers help to not only maintain the BellaVita lifestyle but also continue to enhance property values.

### **TREASURER'S REPORT**

#### **TREASURER'S REPORT FOR OCTOBER 2023**

The Operating Fund as of October 31, 2023 was \$191,282.94 up \$2,056.16 from our September balance.

The Reserve Fund as of October 31, 2023 was \$767,509.40, down \$92,748.23 from our September balance. The change in the financial position was primarily the final payment on the Scarsdale Wall Project

#### **TREASURER'S REPORT FOR NOVEMBER 2023**

The Operating Fund as of January 31, 2024 was \$216,709.36 up \$37,870.46 from our December balance.

The Reserve Fund as of January 31, 2024 was \$863,055.45, up \$27,267.66 from our December balance.

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

Bernie Bouman, Treasurer  
February 28, 2024

### **MANAGING AGENT'S REPORT**

- Shoulder Press and chest machine seat adjustment need replacing. Parts are no longer made by the manufacturer. Proposals received
- State approval and stamp have been received. Notary services are available by appointment
- All property taxes have been paid. MUD check was mailed 1/16, but as of 2/22 they had not received it. Proof of mailing before deadline was sent to them and a new check mailed.

- New front desk, Lauren, started on 2/8. She is learning quickly and doing great
- Continuing to work with the janitorial service to bring service up to standards. A request was made by a resident to change the cleaner to lemon scented and they have been notified.
- Carpets were cleaned
- Water fountains in pool area were replaced
- Valences were removed from ballroom as requested by the CH committee
- Modern Systems billing has been reviewed and residents who may not be using service were contacted to confirm they are using the service to reduce unnecessary charges. Have removed 27 from the invoice so far.
- Worked with Comcast to get internet in the annex restored. It is now working.
- Currently power washing the pool deck
- Working with the board to get the tiles & grout in the annex and clubhouse cleaned and the dance floor resurfaced
- Mailboxes were painted

### **COMMITTEE REPORTS**

There was a request to add Gerald Elliot to the Nature Reserve Committee. Kenneth Wiggins made the motion to accept the request and Bernie Bouman seconded. Motion carried.

- Architectural Committee – Ruth Southard- None available
- Awards Committee – Sandra Bornstein –None available
- Clubhouse Committee – None available
- Communications Committee – Lark Billick- The committee is working on re-establishing the block captains, the front desk has a good handle on the directory, and the welcome committee is being re-established.
- Community Relations Committee- Billy Velasquez – Upcoming events: CPR class in April, Hurricane awareness, EMT, Health Fair, and City of Pearland police.
- Elections Committee – Ruth Southard – None Available
- Facilities Committee – Rex Hemme – None Available
- Finance Committee – None available.
- Grounds Committee – None available
- Nature Reserve Committee – Bob Dawkins – All paths are clear and ready to enjoy.

### **ADDITIONAL BUSINESS**

**Villas Master** – Nothing much going on.

**Homeowner Concern Forms** – 1) Bridge playing in the annex. 2) Request to open the gym earlier.

**New Exercise Equipment** – Tabled.

### **EXECUTIVE SESSION**

Executive session 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**

The board reviewed the inspection report and delinquency report. No action was taken.

### **NEXT SCHEDULED MEETING**

- The annual and organizational meeting will be on March 27<sup>th</sup>. The next regularly scheduled board meeting is at 3:00 p.m. on April 24, 2024.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 5:15 PM

Respectfully Submitted,

Rebekah Chevalier  
Rebekah Chevalier, Recording Secretary

4/24/24  
Date

Billy Potter  
Approved, Billy Potter, Secretary

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Date