



MINUTES OF THE ANNUAL MEETING OF THE MEMBERSHIP OF BELLAVITA AT GREEN TEE HOMEOWNERS' ASSOCIATION, INC. HELD ON MARCH 22, 2023, AT 7:00 P.M. AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX 77581.

DIRECTORS PRESENT

Don Smith, President
Dallas Smith, Vice-President
Bernie Bouman, Treasurer
Sandra Talley, Secretary

Billy Potter, Director
Danny Koons, Director
Kenneth Wiggins, Director

IN ATTENDANCE

66 Homeowners were in attendance
Shannon Boogades, Community Manager, Inframark

CALL TO ORDER

Due notice of the meeting having been given and notice of quorum of homeowners had been reached, the meeting could be called to order at 7:00 PM by Don Smith, presiding, and Shannon Boogades recorded minutes.

CONSIDERATION OF MINUTES

Upon a motion duly made and seconded, the 2022 Annual Meeting Minutes were approved at the April 2022 Regular Board meeting as presented.

TREASURER'S REPORT

Bernie Bouman, Treasurer discussed the 2022 Year End Balance Sheet. He also discussed the 2022 Operating Fund pie chart, the 2022 Reserve Fund pie chart, and the 2023 Operating Budget pie chart. Bernie Bouman discussed the 2022 updated reserve study that was completed and the purpose for it. He also described how it assists BellaVita with cost savings and management. He advised that the budget and the reserve study is posted on the Club BellaVita website and on Town Square.

STATE OF THE ASSOCIATION

- Don Smith went over the State of the Association; introducing the 2022 BellaVita Board of Directors; introducing the current BellaVita Staff.
- Don Smith discussed the BellaVita business model which is 3 pronged. First is the Management Company and the many responsibilities it has. Second is the Board of Directors which is the center of the BellaVita business model which has the ultimate responsibility for BellaVita's operation. The third and final prong is the committees, club and group volunteers. Volunteerism is the heart and soul of BellaVita and is the reason BellaVita is the place that it is today.
- Don Smith discussed BellaVita's year in review.

- City of Pearland proposed a drainage fee with potential significant financial burden to BellaVita residents. This was started under the previous Board of Directors but culminated under the current Board of Directors.
- A developer informed the HOA of their intent to build two large homes in BellaVita at the intersection of North Riviera Circle and Berlino Dr.
- Scarsdale Wall Replacement, which began with a previous Board.
- Clubhouse Roof Repair vs. Replacement.
- Freeze damage in the Annex on Christmas Eve 2022.
- Monthly Assessment Increase.
- Lake Sidewalk Repair (initiated in 2022; fruition in 2023)
- Managing costs and finances.
 - Don Smith discussed delinquencies and the less than 1% versus other communities of BellaVita size that has between 8 to 12%. Connie Harry and Shannon Boogades worked together to create a system to avert any large delinquencies which continue today.
 - The decision to repair the roof rather than replace saving the Association potentially \$170,000.
 - Reserve fund investment strategy. The finance committee is looking to improve the return on investment opportunities for the reserve fund.
 - Maintenance technician. We are pursuing an opportunity to share a maintenance technician with a sister community in Pearland.
 - We are seeking more contractor competition for day to day maintenance needs as well as long term.

VOLUNTEERS

- 5-year Awards will be listed on the presentation posted.
- The Quarterly awards for 2022 are Carolyn Beeson, Danny Koons, Larry Alvarez and Lew and Mary Anne Shuffler.
- The ROSE award winner this year is Danny Koons. His overall contributions to BellaVita have been numerous and extraordinary.

VILLAS MASTER HOA REPORT

- Tree trimming along Scarsdale
- New landscape company – Superior Landscape
- Landscape enhancements within both communities
- Pearland police traffic study in Villa Verde to issue tickets and catch speeders
- Looking for a new company for holiday décor
- There have been gate improvements at Villa D Este
- Policies have been adopted for Large Contract Bid Solicitation, Display of Religious Items Policy, Security Measures Policy, Deed Restriction Violation Hearing Policy and Swimming Pool Enclosure as mentioned by Texas Statute.
- Delinquency rate down for Villa D Este and Villa Verde
- Villa Verde has opted not to get a wall like BellaVita's

ELECTIONS COMMITTEE REPORT 2023 ELECTIONS

- The 2023 elections for Directors resulted in 3 candidates for the 2 position vacancies.
- The winners of the 2 3-year terms are:
 - Dallas Smith, re-elected

- o Mary Walker

These 2 candidates are considered elected and will begin their terms at the close of this Annual Meeting.

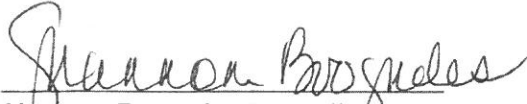
RECOGNITION OF BOARD SERVICE

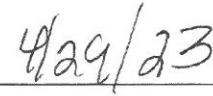
- Acknowledgement was made by Shannon Boogades for the perpetual plaque noting that Sandra Talley's exit date and Mary Walker's entrance date will be added. Shannon Boogades thanked Sandra Talley for her service to the community and to Mary for being willing to serve this community.


ADJOURNMENT

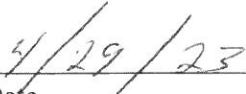
- The newly elected Board will be meeting after for anyone who wants to stay signed in for the election of officers for the upcoming year. No other business will be conducted.
- There being no further business, the meeting adjourned at 7:40 p.m.

Respectfully submitted,


Shannon Boogades, Recording Secretary


Date


Approved, Billy Potter


Date