



MINUTES OF THE ANNUAL MEETING OF THE MEMBERSHIP OF BELLAVITA AT GREEN TEE HOMEOWNERS' ASSOCIATION, INC. HELD ON MARCH 23, 2022, AT 7:00 P.M. AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX 77581 AND ON ZOOM CONFERENCE CALL.

DIRECTORS PRESENT

Merlin Mohr, President
Dallas Smith, Vice-President
Connie Harry, Treasurer
Sandra Talley, Secretary

Billy Potter, Director
Bernie Bouman, Director
Don Smith, Director

IN ATTENDANCE

79 Homeowners were in attendance and zero on Zoom Conference Call.
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 Merlin Mohr, presiding, and Shannon Boogades recorded minutes.

CONSIDERATION OF MINUTES

Upon a motion duly made and seconded the 2021 Annual Meeting Minutes were approved at the April 2021 Regular Board meeting as presented.

TREASURER'S REPORT

Connie Harry, Treasurer discussed the 2021 Year End Balance Sheet and the 2021 Year End Income Statement and Expenses Actuals versus Budgeted. 2022 Operating Budget was discussed and advised that it is posted on the Club BellaVita website and on Town Square.

STATE OF THE ASSOCIATION

- Merlin Mohr went over the State of the Association; introducing the 2021 BellaVita Board of Directors; introducing the current BellaVita Staff.
- Merlin Mohr discussed a collaborative reopening between the Board and clubs. In April 2021, small groups were able to gather again. By May 2021, there were limited club meetings, Belle's, Men's Club, Veteran's Club and That's Entertainment Club. June and July 2021 saw cautious larger group entertainment return. By the end of July 2021, the various clubs had resumed service and entertainment.
- Merlin Mohr discussed BellaVita's various committees mentioning how each contributed to the Community.
 - Architectural Committee – Due to the passing of Texas Senate Bill 1588 we were unable to keep two of our long-term members. While this was a setback the committee was able to gain two new members.

- Nature Reserve Committee – This committee was responsible for the general clean-up behind N. Riviera and the incorporation of the Nature Reserve rules into the Community Rules and Regulations so now they are enforceable.
- Grounds Committee – Congratulations on a job well done for staying within budget and handling the winter freeze damage. The Committee was able to negotiate a beneficial long-term contract with RusticScapes.
- Communication Committee – The portrait directory was a huge undertaking. However, we were at 70% participation! In addition, BellaView had a great turnout.
- Community Relations Committee – Thanks to this committee for hosting the health fair that included flu shots, vaccines and first aid information. This committee also hosts a Storm Preparedness seminar every year.
- Clubhouse Committee – Cooperated with the Board to correctly format the BellaVita Rules and Regulations.
- Awards Committee – There will be a presentation toward the end of this meeting that will recognize service from residents who have gone above and beyond.
- Facilities Committee – Thank you for resurfacing the pool, spa and fountain. Repair of the concrete sidewalk near the lake and various curb repair. Thank you for assistance with the gate electrical repair. Merlin Mohr reminded everyone that we have 20 year old facilities and it is requiring sometimes major repair.
- Finance Committee – Recommended a balanced budget for Board approval that included no dues increase for 2022. As Connie Harry mentioned our reserves are healthy. Homeowners often ask why we have so much money in reserves and the reason why is because we have upcoming projects that will require the use of these funds.
- Elections Committee – Compliance with BellaVita's Governing Documents regarding the election process.
- Fence Task Force – With the approval of Villa Masters, BellaVita Board has opted to not repair our current fence but to replace it. The task force is putting together a request for proposal and hopefully the bids will be back by year end.
- Merlin Mohr discussed facility upgrades that included electrical improvements inside and out, including the gate junction boxes, the front lighting and security system. The pool, fountain and spa have been resurfaced. The exterior siding of the clubhouse, annex and guard house have been repaired and painted.
- Moving Forward – The fence project is underway, and a roof engineer study will be done for the roof of the clubhouse.

VOLUNTEERS

- 5-year Awards will be listed on the presentation posted.
- The Quarterly awards for 2021 are Kathy Wright, Don Jensen, Janice Roberts, Cindy Dutschke.
- The ROSE award winner this year is Lark Billick. His overall contributions to BellaVita have been numerous and extraordinary.

VILLAS MASTER HOA REPORT

- Villa D'Este gates have been painted.
- Yearly palm tree trimming along Scarsdale Blvd.
- Superior Landscape was hired to take over Scarsdale Blvd. mowing and care on January 1, 2022
- Annual Meeting for Villas Master is April 25, 2022, at 7 p.m. in the BellaVita Ballroom.
- Approved BellaVita to go outside of original fence vendor for the concrete fence along Scarsdale Blvd.

- Also, Modern Systems contract is a Villas Master contract. There have been changes with AT&T turning off some of their towers forcing all to change to 5G. This included an addition homeowner charge.

ELECTIONS COMMITTEE REPORT 2021 ELECTIONS

- The 2021 elections for Directors resulted in 7 candidates for the 3 Director vacancies. One candidate withdrew after the Ballots had been printed.
- The winners of the 3 3-year terms are:
 - Billy Potter, re-elected
 - Kenneth Wiggins
 - Daniel Koons
- These 3 candidates are considered elected and will begin their terms at the close of this Annual Meeting.

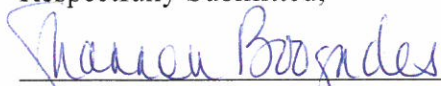
RECOGNITION OF BOARD SERVICE

- Acknowledgement was made by Shannon Boogades for the perpetual plaque noting that Merlin Mohr and Connie Harry's ending term date has been added and Kenneth Wiggins and Daniel Koon's name had been added. Shannon Boogades mentioned that Board service to a community is one of the hardest jobs ever. Shannon Boogades thanked Merlin Mohr and Connie Harry for being willing to serve this community.

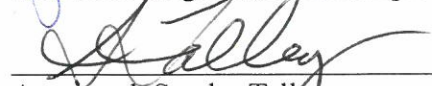
ADJOURNMENT

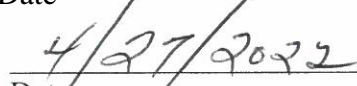
- The newly elected Board will be meeting after for anyone who wants to stay signed in for the election of officers for the upcoming year. No other business will be conducted.
- There being no further business, the meeting adjourned at 7:39 p.m.
- Thank you for calling in or joining by computer.

Respectfully Submitted,


Shannon Boogades, Recording Secretary


Date


Approved, Sandra Talley, Secretary


Date