



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON APRIL 25, 2018 AT 3:00 P.M. AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX 77581.

HOMEOWNER SPEAKER

None

DIRECTORS PRESENT

Connie Harry, President
Steve Anderson, Treasurer
Ken Wright, Secretary
Bill Burdick, Director
Billy Potter, Director
Cindy Dutschke, Director

ABESENT:

Dianne Clement, Vice-President

IN ATTENDANCE

24 Homeowners were in attendance.
Katie Ivanics and 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 3:01PM by Connie Harry, presiding, and Shannon Boogades recorded minutes.

ADOPTION OF AGENDA

Upon a motion duly made and seconded, the agenda was accepted as presented.

CONSIDERATION OF MINUTES

Upon a motion duly made and seconded the March 21, 2018 Board Meeting Minutes and the March 28, 2018 Board Organizational Meeting Minutes were approved as presented.

CONFIRMATION OF ELECTRONIC VOTING

None

PRESIDENT'S REPORT

- Connie Harry mentioned that all Committee's will be listed on the Agenda with Chairs to provide a report if they have one.
- Connie Harry mentioned that the calendars are being coordinated as some items have fallen off the calendars in transition of staffing and the multitude of activities that the Clubhouse has now.
- Connie Harry also mentioned that the Board is working diligently with Maldonado Landscaping to come to an amiable conclusion regarding the work being completed timely.
- Connie Harry mentioned hiring of community manager Shannon Boogades and the new staff at the front.

OPEN COMMENTS BY BOARD MEMBERS

- Cindy Dutschke mentioned her thanks to attending homeowners for trusting her enough to vote her to the Board.

TREASURER'S REPORT

Steve Anderson mentioned that financially BellaVita is sound.

MANAGING AGENT'S REPORT/CLUBHOUSE REPORT

- The baseboards for the Clubhouse are a special order item and at this time there isn't an ETA.
- The Fireplace Company and additional company will be coming out to address the fireplace
- The format for the newsletter has been changed to accommodate events in chronological format.
- The Belle's are reupholstering
- the sofa in the Clubhouse and will eventually be purchasing a new rug for the lobby.
- Working on a Bereavement Guideline Form with Mrs. Steik/Mrs. Walker and will be presented to the Board upon completion.

COMMITTEE REPORTS

Facilities Committee, Dorothy Barrera

- The Spa will need a new heater. Dorothy and Bernie met with Miller Pools and after discussion Miller Pools will be replacing the heater.
- The leaks under the pool deck have been repaired.
- The street signs have been repaired/straightened.
- Small hole in street and cement company will be dumped to fill hole.
- House painting on schedule.

Clubhouse Committee, Sandra Talley

- The doors at the clubhouse have been re-stained.
- The new bookshelves in the library have been put together.

ADDITIONAL BUSINESS

Villas Master, Bill Burdick

- The Villas Master Annual Meeting will be April 30 and all homeowners are encouraged to attend

Homeowner Concern Forms, Ken Wright

- A concern about flags in the neighborhood.
- A concern about Maldonado landscaping.
- A concern about for sale signs within the community

NEXT SCHEDULED MEETING

- Next scheduled Board meeting May 23, 2018.

EXECUTIVE SESSION

Executive session was called 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.

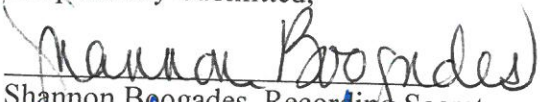
RECONVENE OPEN SESSION

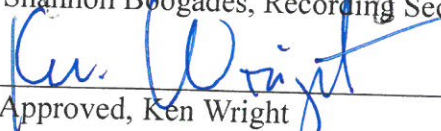
- The Board reviewed the collections report and referred the following accounts to the attorney for further collections: 045, 860, 892, 820, 940, 736,
- The Board approved an additional part-time position for the front desk.

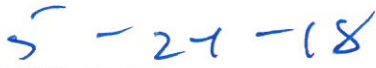
ADJOURNMENT

There being no further business, the meeting adjourned at 3:50 PM

Respectfully Submitted,


Shannon Boogades, Recording Secretary


Approved, Ken Wright


Date