



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON MAY 23, 2018 AT 3:00 P.M. AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX 77581.

HOMEOWNER SPEAKER

Betty Audish

DIRECTORS PRESENT

Connie Harry, President
Dianne Clement, Vice President
Steve Anderson, Treasurer
Ken Wright, Secretary
Bill Burdick, Director
Billy Potter, Director

ABSENT:

Cindy Dutschke, Director

IN ATTENDANCE

50 Homeowners were in attendance.
Shannon Boogades, Community Manager, Inframark
Christine Deangelis, Event Coordinator, Inframark

CALL TO ORDER

Due notice of the meeting having been given and a quorum being present, the meeting was called to order at 3:06 PM by Connie Harry, presiding, and Shannon Boogades recorded minutes.

CONSIDERATION OF MINUTES

Upon a motion duly made and seconded the April 25, 2018 Board Meeting Minutes were approved as presented.

CONFIRMATION OF ELECTRONIC VOTING

There were 3 items that were electronically voted for; 2 accounts for fee adjustments, Palm tree bid approved and the contract sub-committee restructuring. All items were reaffirmed by the Board.

PRESIDENT'S REPORT

- Connie Harry mentioned thanks to the Veteran's that we have in the community with Memorial Day approaching
- Connie Harry acknowledged the recent school shooting at Santa Fe High School.
- Connie Harry mentioned the "Next Door" website with it being similar to Facebook.
- Connie Harry mentioned sign-ups for Town Square are ongoing.
- Connie Harry mentioned that the Board has opted for termination of the Maldonado Landscaping contract and that Rusticscapes will be completing 2018.

- Connie Harry mentioned that the front desk will assist with contact information for homeowners to request refunds.

OPEN COMMENTS BY BOARD MEMBERS

- Steve Anderson thanked all that had sent cards and flowers in condolences for his father.

TREASURER'S REPORT

Steve Anderson mentioned that financially BellaVita is sound.

MANAGING AGENT'S REPORT/CLUBHOUSE REPORT

- Palm tree trimming has begun and will be completed on May 24, 2018
- Inframark's computer is now at that front desk. BellaVita's computer is in the back room until the computer cables can be fully integrated and data backed up off site.
- Manager and Facilities are in discussion about the black wrought iron gates around the pool and around the bridge.
- The well/sprinkler which had been broken since February without staff being made aware has been repaired and is fully functional now.
- Lake management has been contacted for the lakes and the algae is gone after their treatment.
- The Belle's sofa has been delivered to the Lobby.
- Gates had a power surge; consequently, clickers were not working. Gate repairs are pending.
- There are 2 trees that Centerpoint has advised will need to be taken down as they are near power lines and are hazardous.

COMMITTEE REPORTS

- Architectural Committee – Ruth Southard- None
- Clubhouse Committee – Sandra Talley – Working on Rules and Regulations revamping and should be completed by June meeting.
- Communications Committee – Nelda Hart – The welcoming portion is on track and she has advised that BellaVita's reputation is exemplary.
- Finance Committee – Joe Dekunder – None
- Facilities Committee – Dorothy Barrera – None
- Grounds Committee – Becky Spedden – Connie Harry mentioned that Becky Spedden has offered her resignation and the Board has accepted it. Board Liaison Cindy Dutschke has recommended Pat Spears and Hazel Fowler as members and the Board has accepted the recommendation.

ADDITIONAL BUSINESS

Villas Master, Bill Burdick - None

Homeowner Concern Forms, Ken Wright

- A concern about Garage Sales.
- A concern about Maldonado landscaping.
- A concern about for Eztag functionality at the gate.

NEXT SCHEDULED MEETING

- Next scheduled Board meeting June 27, 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.

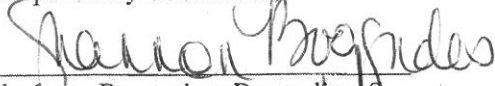
RECONVENE OPEN SESSION

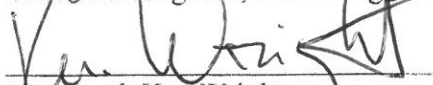
- The Board reviewed the collections report. Management advised that a status report would be forthcoming.

ADJOURNMENT

There being no further business, the meeting adjourned at 4:04 PM

Respectfully Submitted,


Shannon Boogades, Recording Secretary


Approved, Ken Wright

6/27/2018
Date