



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON JUNE 27, 2018 AT 3:00 P.M. AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX 77581.

HOMEOWNER SPEAKER

None

DIRECTORS PRESENT

Connie Harry, President
Dianne Clement, Vice President
Ken Wright, Secretary
Bill Burdick, Director
Billy Potter, Director
Cindy Dutschke, Director

ABSENT:

Steve Anderson, Treasurer

IN ATTENDANCE

29 Homeowners were in attendance.
Shannon Boogades, Community Manager, Inframark
Katie Ivanics, Portfolio Manager, Inframark
Michelle Deleon, Community Attendant, 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 Connie Harry, presiding, and Shannon Boogades and Katie Ivanics recorded minutes.

CONSIDERATION OF MINUTES

Upon a motion duly made and seconded the May 23, 2018 Board Meeting Minutes were approved as presented.

CONFIRMATION OF ELECTRONIC VOTING

There were 3 items that were electronically voted for; Amended Authorization Policy, approval of Architectural Application variance, and the approval of the Ballroom Stage Lighting/Electrical Bid. All items were reaffirmed by the Board.

PRESIDENT'S REPORT

- Connie Harry mentioned thanks to the Belle's for the recovering of the sofa in the lobby, the BellaVita logo mats at the entrances, the cart and the cleaned oriental rug in the lobby.
- Connie Harry acknowledged the Comcast account review meeting spearheaded by Ruth Southard
- Connie Harry mentioned the Modern Systems was approved again for the coming year for the Villas Master which includes BellaVita at the same price of \$9.00 per home per month.
- Connie Harry mentioned the Bond Elections will be held at the Clubhouse on August 25, and staff will

- Connie Harry encouraged homeowners to get flood insurance and not wait until a storm is named.
- Connie Harry mentioned that the Flags will be coming down on July 7, 2018.
- Connie Harry also mentioned that the BellaBuzz final publication will be coming out soon and will be last one.

OPEN COMMENTS BY BOARD MEMBERS

- None

TREASURER'S REPORT

- Steve Anderson, Treasurer was absent due to illness; therefore a report was not given.

MANAGING AGENT'S REPORT/CLUBHOUSE REPORT

- The Stage lights electrical concern has now been repaired.
- Mosquito Control Agreement has been executed.
- Fire Alarm has been serviced.
- Maldonado invoice discussions are ongoing with Grounds Committee.
- Approval for Harris County voting has been executed.
- Broken window in clubhouse was repaired by RusticScapes.
- Bids in progress for parking lot and sidewalk pressure washing.
- Pool doors must be kept closed signs received and posted.
- Interior locks have been rekeyed.
- AED Directional Signs are ordered; delivery this week.
- Exercise equipment has been serviced – preventative maintenance.
- Pressure washed Ballroom entrance and stool; and main entrance.

COMMITTEE REPORTS

- Architectural Committee – Ruth Southard- None
- Clubhouse Committee – Sandra Talley – Asked Board for consideration in approving Rules and Regulations as presented. Billy Potter Seconded; Motion carried. Sandra Talley also asked Board for consideration for the Addendums for the Rules and Regulation be accepted, (Bereavement Policy, Ballroom Rentals, Arts and Crafts Rentals, Estate Sales Policy) Dianne Clement Seconded; Motion carried.
- Communications Committee – Nelda Hart – Thanked the Front desk staff for all of their hard work. There have been 16 new households this year. They are working on a Sub-Committee for TownSquare.
- Finance Committee – Joe Dekunder – None
- Facilities Committee – Dorothy Barrera – Advised that Don Jensen has re-joined Facilities Committee. Miller Pools has been asked to add additional chlorine day before the 4th of July. They will also be cleaning the day after the 4th of July.
- Grounds Committee – Board Liason Cindy Dutschke mentioned the Committee is updating the Mission Statement; are working hard on getting missing minutes together for posting on website; and Rustiscapes are working hard to get caught up after the rain. Cindy Dutschke also mentioned that the Grounds Committee is working on a 3 year plan.

ADDITIONAL BUSINESS

Villas Master, Bill Burdick - None

Homeowner Concern Forms, Ken Wright

- Most were landscaping concerns.
- A Common area landscape concern that is being investigated.
- Request for drink machines by the pool area (can and plastic).

NEXT SCHEDULED MEETING

- Next scheduled Board meeting July 25, 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.

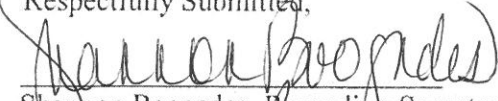
RECONVENE OPEN SESSION

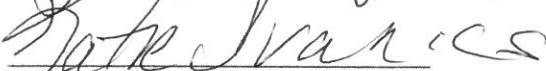
- The Board reviewed the collections report. Several accounts were discussed.
- The Board voted to authorize suit on foreclosure action.
- Cindy Dutshke motioned for the RusticScapes contract to be accepted; Dianne Clement seconded; motion carried.

ADJOURNMENT

There being no further business, the meeting adjourned at 3:58 PM

Respectfully Submitted,


Shannon Boogades, Recording Secretary


Katie Ivanics, Recording Secretary


Approved, Ken Wright


Date