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**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON AUGUST 22, 2018 AT 3:00 P.M. AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX 77581.**

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**HOMEOWNER SPEAKER**

None

**DIRECTORS PRESENT**

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

**ABSENT:**

Cindy Dutschke, Director

**IN ATTENDANCE**

18 Homeowners were in attendance.  
Shannon Boogades, Community Manager, Inframark  
Katie Ivanics, Portfolio 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 3:00 PM by Connie Harry, presiding, and Shannon Boogades and Katie Ivanics recorded minutes.

**CONSIDERATION OF MINUTES**

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

**CONFIRMATION OF ELECTRONIC VOTING**

There were 7 items that were electronically voted for; Waiving of late charges for 2 accounts (253893, 253767), approval of Urban Foresters bid minus the Palm Removal, approval of Elliptical Machine purchase, purchase of partitions in Men's Restrooms, repair of A/C in the Clubhouse Lobby, and reinstatement of resident's pool privileges. All items were reaffirmed by the Board.

**PRESIDENT'S REPORT**

- None

**OPEN COMMENTS BY BOARD MEMBERS**

- None

## **TREASURER'S REPORT**

- Steve Anderson, Treasurer mentioned that BellaVita expenses were a bit higher this month due to Maldonado invoices being finalized. There should be one larger month for landscaping and then it should go back to normal. Villas Masters invoices paid 11K which is higher this month due to several months being paid at once. The Tax-Exempt issue is done as BellaVita does not qualify based on external maintenance that the Association does for the homeowners.

## **MANAGING AGENT'S REPORT/CLUBHOUSE REPORT**

- Maldonado invoices are ongoing with Grounds Committee and Board.
- National Night Out preparation with Harris County has begun.
- Parking lot and sidewalk around the Clubhouse has been completed. Sand has been added by the bricks at no additional charge.
- Carolina Garcia, our newest Staff Member started 2 weeks ago.
- Budget preparation for 2019 has begun.
- Tree bid was approved; without the removal of the Palm Trees located near the clubhouse and stream.
- New Rules and Regulations have been distributed and posting has commenced with posting on TownSquare and the BellaVita website.
- Ongoing clean-up for BellaVita website.
- Continued signups for TownSquare.
- Retention Pond is being corrected as is the stream.
- Facilities Committee and Manager are reviewing contracts and updating as needed.
- Insurance for the Community is up for renewal.
- Video Board for the 5 year Volunteers is being updated.
- After reviewing the electric bills, it has been determined that BV was getting charged tax. This has been corrected via our electric company and a credit will be issued.

## **COMMITTEE REPORTS**

- Architectural Committee – Ruth Southard- None
- Clubhouse Committee – Sandra Talley – Veteran's Club and the BellaVita Belle's have contributed funds to purchase a new piano.
- Communications Committee – Nelda Hart – None
- Finance Committee – Joe Dekunder – None
- Facilities Committee – Dorothy Barrera – The Veteran's Club has offered to pay for the painting of the front fence(gate area) and the entrance monument cleaned and painted.
- Grounds Committee – Diane Nicolas – The Veteran's Club has offered to assist the Grounds Committee with projects that are on the Grounds wish list.
- Nature Reserve Committee – Joe Hearn – None

## **ADDITIONAL BUSINESS**

Villas Master, Bill Burdick – None

Homeowner Concern Forms, Ken Wright

- A concern regarding mosquito's.
- A concern regarding the Parking Lot pressure washing.

## **NEXT SCHEDULED MEETING**

- Next scheduled Board meeting September 26, 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**

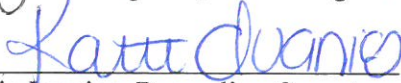
- The Board reviewed the collections report. Several accounts were discussed.
- The Board was advised of Villas Master's Budget.
- Letters to homeowners that have balances.

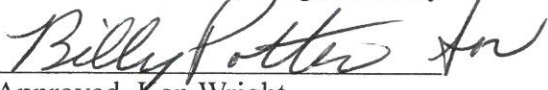
**ADJOURNMENT**

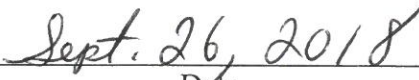
There being no further business, the meeting adjourned at 4:20 PM

Respectfully Submitted,

  
Shannon Boogades, Recording Secretary

  
Katie Ivanics, Recording Secretary

  
Approved, Ken Wright

  
Date