



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON SEPTEMBER 26, 2018 AT 3:00 P.M. AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX 77581.

HOMEOWNER SPEAKER

Kathleen Walker Murrell
Walter Pasciak

DIRECTORS PRESENT

Connie Harry, President
Dianne Clement, Vice President
Steve Anderson, Treasurer
Bill Burdick, Director
Billy Potter, Director
Cindy Dutschke, Director

ABSENT:

Ken Wright, Secretary

IN ATTENDANCE

16 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 3:05 PM by Connie Harry, presiding, and Shannon Boogades and Katie Ivanics recorded minutes.

CONSIDERATION OF MINUTES

Upon a motion duly made and seconded the August 26, 2018 Board Meeting Minutes were approved as presented.

CONFIRMATION OF ELECTRONIC VOTING

There were no items that were electronically voted on.

PRESIDENT'S REPORT

- Connie Harry mentioned that the notices were sent out on past-due accounts in hindsight a narrative should have been included. However, the Board will be implementing a policy whereas notices will be sent more often.
- Connie Harry mentioned that there have been needles and other medical waste found by staff in the lake.
- Also mentioned were that staff has pulled full plastic bags of trash from the lake. She stressed that if at all possible to please put trash out the morning of trash collection not the evening before.
- Berlino lots will be mowed on a more regular basis- monthly.

OPEN COMMENTS BY BOARD MEMBERS

- Cindy Dutschke mentioned that homeowners need to plan accordingly for arrival of their payments prior to the 15th. This is not the date that you mail your payments but the date they are received and homeowners have to give time for the mail.
- Dianne Clement mentioned the upcoming Health Fair on Saturday, September 29, 2018 from 2 to 4 pm. Please bring your insurance cards as flu shots will be given, Medicare will be available to answer any questions and Pharmacists will be available if you have any questions regarding the drugs you are taking or have been prescribed.

TREASURER'S REPORT

- Steve Anderson, Treasurer mentioned that the 2019 Budget is completed and with that will come an increase in monthly assessments. This will go from \$246.00 to \$262.00 per month. BellaVita had a part-time person who chose to leave and was replaced by a full-time staff member. Our landscaping contract has increased for the 2019 calendar year and professional fees have also increased. Motion was made to accept the 2019 budget as presented motion was seconded and motion carried.

MANAGING AGENT'S REPORT/CLUBHOUSE REPORT

- Requested information regarding a shred-bin for the Front Desk.
- Requested and received a bid from current Mosquito Company for fogging around the lake. Requesting approval. \$295.00 per fogging.
- Requesting and received a bid for refinishing of the dance floor/stairs and stage floor and replacing broken transitions. The Clubhouse committee has discussed and approved. There is money in the budget and will buy us approximately an extra 2 years versus the Reserve study for replacement.
- Appoints are being made for the Camera Request for Proposals that were sent out.
- Have reviewed Mistletoe Market's timeline for clarification for all new staff.
- Have reconciled many accounts with homeowners.
- Piano has been ordered. Pending delivery in about 2-3 weeks.
- Gate had quarterly maintenance service performed.

COMMITTEE REPORTS

- Architectural Committee – Ruth Southard- None
- Clubhouse Committee – Sandra Talley – None
- Communications Committee – Nelda Hart – None
- Finance Committee – Interim Steve Anderson – Review of Treasurer's report.
- Facilities Committee – Dorothy Barrera – The committee will be paying close attention to the curbs and expansion joints and will be addressing the pool cool deck.
- Grounds Committee – Diane Nicolas – None
- Nature Reserve Committee – Joe Hearn – Observation Platform request. Phase 1 and 2; with phase 3 being in March. Billy Potter requested an explanation for funding. \$12,000 is the approximate cost. Motion was seconded; 5 voted affirmative and 1 abstained.

ADDITIONAL BUSINESS

Villas Master, Bill Burdick – None

Homeowner Concern Forms – Billy Potter for Ken Wright- Robert's Rules of Order and notices being sent out without a narrative.

NEXT SCHEDULED MEETING

- Next scheduled Board meeting October 24, 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

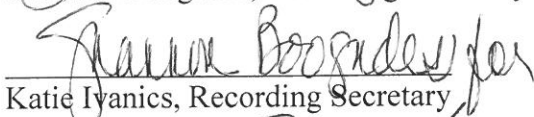
- The Board reviewed the collections report. Several accounts were discussed.
- Christmas Bonuses were discussed and approved.
- Nature Reserve request was discussed; Motion was seconded; 5 voted affirmative and 1 abstained.


ADJOURNMENT

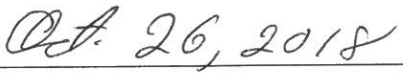
There being no further business, the meeting adjourned at 4:15 PM

Respectfully Submitted,


Shannon Boogades, Recording Secretary


Katie Ivanics, Recording Secretary


Approved, Billy Potter for Ken Wright


Date