

BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC.

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF THE BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON FEBRUARY 5, 2009 AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX. 77581.

DIRECTORS PRESENT

David Lersner, President
Ron Gerlach, Director
Wayne Johnson, Director
Benny Frank, Director

IN ATTENDANCE

Kristin Jovel, representing the Managing Agent, Association Management, Inc.
Nancy Triggs, Clubhouse Manager
Steve Wynn, Club Maintenance Manager

CALL TO ORDER

Due notice of the meeting having been given and a quorum being present, the meeting was called to order. Mr. David Lersner, President, presided and the managing agent assisted in recording the minutes.

APPROVAL OF AGENDA

Upon a motion duly made, the agenda was adopted.

APPROVAL OF THE MINUTES

Upon a motion duly made, the minutes of the meeting held on January 7, 2009 were approved as written.

MANAGING AGENT BUSINESS

The Board of Directors agreed to review the action item listing from the January Board Meeting at a later time. Mr. Dave Lersner stated he had completed the deed of gift for the common area sections in Section 5 (five) of the Association, stating R-West Development had signed the common area deeds and that the deeds had been submitted to be notarized.

The Managing Agent reported on the December 31, 2008 financial statement. The Managing Agent reported the balance in the operating account to be \$633,877.62 and the balance in the reserve account to be \$487,469.78 as of December 31, 2008. The Managing Agent reported the YTD income of \$1,326,431.16 had exceeded the YTD expenses of \$1,150,299.01, resulting in a YTD surplus of \$176,132.15. The December 31, 2008 financial statement was accepted as presented.

The Managing Agent clarified the Board of Directors wished to have the various reserve accounts combined and allocated into a single reserve account and the Board of Directors confirmed.

The Managing Agent presented a spreadsheet of the Hurricane Ike expenses for the Board of Directors to review, showing the total expenses as a result of the Hurricane to be \$62,931. The Managing Agent stated the invoices from the Hurricane had been submitted to the insurance company and the association was awaiting reimbursement of the repairs.

The Managing Agent presented a copy of the letter she had sent to the City of Pearland regarding the discolored water in the association, per the Board of Directors request.

The Board of Directors reviewed a proposed policy regarding Holiday Fund Payments to Association & Subcontractor Employees. The policy stated that the association employees should have any annual bonuses paid through the normal paycheck processing system for IRS reporting. Upon a motion duly made, the Board of Directors approved the policy.

CLUBHOUSE REPORT

Ms. Nancy Triggs reported the clubhouse doors and weather stripping had been completed.

Ms. Triggs reported on the proposed light post at South Capri and North Riviera, stating Houston Lawn was preparing a bid for the installation of a decorative landscaping and lighting feature. Mr. Lersner asked that the association representative at Centerpoint be contacted to determine if they would handle the installation of the smaller decorative lights if the association was willing to fund the installation.

Ms. Triggs reported Chills & Thrills had completed the final installation of the new audio visual equipment, including the installation of a locking front door for the rack system.

Ms. Triggs reported five lights in the parking lot and the decorative lamps had been replaced by LECS.

Ms. Triggs presented two updated bids for a lightning protection system to be installed throughout the association. Ms. Triggs presented bids from Taylor Lightning protection and Bonded Systems. Mr. Benny Frank stated he would contact an engineer from his company regarding a recommendation to determine if Lightning Protection Systems would be necessary for the panel boxes around the lake. Additionally, it was to be determined if surge protectors or lightning rods would be the appropriate lightning protection for the panel boxes around the lake. The Board of Directors additionally requested Ms. Triggs to determine if the surge protectors were installed by an outside electrician, would the surge protectors still be covered in the overall lightning protection system.

Ms. Triggs reported she had contacted three flooring companies to submit a proposal for the repair of the dance floor trim.

Ms. Triggs reported the swimming pool main drains had been replaced and the vacuum alerts were being installed, with both items ensuring the association was in compliance with the newly mandated federal non-vortex main drain laws for commercial pools.

Ms. Triggs stated she had contacted Houston Lawn and Landscape regarding a proposal to landscape the negative edge wall at the edge of the swimming pool. Ms. Triggs stated she had not received an approved bid from Houston Lawn.

Ms. Triggs presented a proposal from Grant's Floor Care for the stripping and cleaning of the tile floors in the clubhouse. The Board of Directors deferred motion on the proposal, requesting additional information regarding any warranty or guaranty for possibly damage incurred while cleaning the tile floors. The Board of Directors clarified, however, that the floor cleaning contract would be approved if contractor was agreeable to guaranteeing his work for a determined amount of time.

Mr. Ron Gerlach requested a service manual be prepared for each major component of the building. The Board of Directors requested items such as serial numbers, warranty information, description of item, and other pertinent information be added to the service manual and be kept onsite.

COMMITTEE UPDATE

Mr. Ron Gerlach of the Transition Committee stated the Committee had completed about 95% of all items being compiled for the new Board Binders that would be distributed to the newly elected Board Members. Mr. Gerlach stated a 30-day transition schedule for the new Board was being compiled.

Ms. Carol Barber reported on behalf of the Election Committee, stating the next event in the election process would be the receipt of the Willingness to Serve forms and the second mail-out notification to the homeowners.

Mr. Bill Burdick reported on Steering Committee, stating there were no pending action items for the Committee. Mr. Burdick stated the Committee was recommending the Clubhouse be closed on Easter Sunday and the Board of Directors stated they would consider the request in Executive Session.

Mr. Ron Gerlach reported the changes to the Villas Master By-Laws had not been approved by R-West Development, but the Transition Committee was working to create an alternate plan for sending the four BellaVita candidate nominations for election onto the Villas Master Board of Directors. It was reported Mr. John Devereaux was appointed as the Nominating Committee Chair for BellaVita for the upcoming Villas Master election.

Ms. Elizabeth Woods reported on the Finance Committee, stating the Committee had an interest to review the Villas Master financials. Ms. Woods requested the Managing Agent send her a copy of the working papers that were submitted in conjunction with the 2008 audit. Ms. Woods additionally reported concerns with the billing of the gas and electricity accounts and requested the Managing Agent send her copies of the invoices for review. The Board of Directors agreed to accrue for any utility bills not received and recorded for the month.

OLD BUSINESS

The Managing Agent reported on the water well permit, reporting on the summary of the District Regulatory Plan of 1999. The Managing Agent stated the purpose of the water reduction program was to reduce overall groundwater withdrawal to no more than 20% of the total water demand. It was reported permit holders were required to pull no more than 20% of their water usage from the well water, or groundwater, with the remaining 80% being surface water or irrigation. The Managing Agent stated she was working with Ms. Triggs each month, recording both the water usage from the irrigation invoices and recording the total water demand from the well water.

The Managing Agent reported the Insurance Committee had reviewed the 2009 renewal policy for the insurance and stated they were comfortable with the minor changes made to the policy. Upon a motion duly made, the Board of Directors approved the 2009 renewal policy for the insurance.

Upon a motion duly made, the Board of Directors approved the changes to the Declaration.

NEW BUSINESS

The Board of Directors discussed the qualifications of the homeowners voting in the upcoming Special Election, stating a homeowner would not be disqualified from voting, or considered not in good standing, if they had an open deed restriction violation; rather only being disqualified from voting if they were delinquent in paying their assessment.

Mr. Dave Lersner announced he would no longer represent BellaVita as the Developer representative, stating Mr. Tim Fitzpatrick would be representing the Developer.

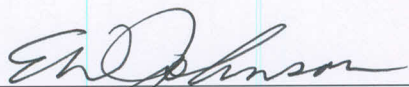
ADJOURNMENT

There being no further business to discuss, the meeting adjourned.

SCHEDULE NEXT MEETING

The Board of Directors deferred scheduling of the next Board Meeting to a later date.

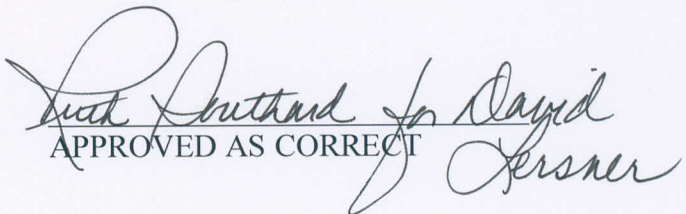
Respectfully Submitted,



SECRETARY

6/3/09

DATE



APPROVED AS CORRECT