



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON MARCH 23, 2011 AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX. 77581.

DIRECTORS PRESENT

Ron Gerlach, President
Wayne Johnson, Vice President
Cris Barrera, Secretary
Elizabeth Woods, Treasurer

John Devereux, Director
Ruth Southard, Director
Bill Burdick, Director

IN ATTENDANCE

16 Homeowners were in attendance

Nancy Triggs, Clubhouse Manager

Alex Taylor, Emma Deatherage and Eileen Ready, representing the managing agent, Association Management, Inc.

HOMEOWNER/GUEST FORUM

No homeowners had business before the Board.

CALL TO ORDER

Due notice of the meeting having been given and a quorum being present, the meeting was called to order. The president, Ron Gerlach, presided and the managing agent assisted in recording the minutes.

ADOPTION OF AGENDA

On a motion duly made, the agenda was adopted as amended.

CONSIDERATION OF MINUTES

On a motion duly made the Board approved the minutes of the meeting held February 23, 2011.

PRESIDENT'S REPORT

Ron Gerlach reported that Charles and Marjorie Parham had asked to join the Nature Reserve Committee and, upon agreement by the Board, were so appointed. Mr. Gerlach also reported that repairs to the broken curbs in section 5 were to be

completed soon and that he requested any outstanding committee input in preparation for the Annual Meeting on March 30, 2011.

TREASURER'S REPORT

Elizabeth Woods reported that the Operating Fund balance was \$378,943 on February 28, 2011, including \$15,723 from the current year's surplus. Ms. Woods provided reports comparing the current financial performance to the budget and to the prior year. The Reserve Fund balance at February 28, 2011 was \$1,005,070 of which approximately \$673,000 was invested in CDs and the balance was held in a checking account. The Treasurer's Report was accepted. The February 2011 financial statement was incorporated by reference and filed on the BellaVita website.

MANAGEMENT REPORT

The managing agent reviewed his written report of actions taken including:

- An Introduction of the new AMI Pearland Director, Emma Deatherage.
- A review of action items for February, 2011 was presented.
- Review of the open service requests as of March 22, 2011. There were only six violation related issues.

CLUBHOUSE REPORT

Nancy Triggs submitted a written report including the following:

- Presented Mollen Flu Shot contract for provision of flu shots to members in October. Ms. Triggs was authorized to schedule the flu shot clinic for October.
- Pool and Fountain repairs were necessary and Ms. Triggs was authorized to proceed as the amount of the repairs was within budget.
- Steve Wynn will complete refinishing of the park benches around the lake by March 25, 2011.

COMMITTEE REPORTS

Elections: Carol Barber reported elections will be concluded today and announcement of the results would be made at the Annual Meeting on March 30, 2011.

Neighborhood Watch: Bob Stockinger proposed additional stop and speed limit signs placed in various locations. The Board requested a detailed proposal that included total costs and a detailed map on locations of the signs and whether they were to be new or replacement signs. The board confirmed that the speed limit would not change from 20 mph. Nancy Triggs agreed to assist the Committee.

Homeowner Advocacy: Ann Weiss reported that her Committee had met with the managing agent and was working on procedures and revised letters for BellaVita's purposes.

Clubhouse: Marjorie Parham reported that the Committee recommended replacing 9 shades with plantation shutters for a total cost of \$6,072.83. Elizabeth Woods advised that the cost to do so was scheduled to occur in 2012. The Committee reported that the shades were in sufficiently poor condition to warrant the replacement in 2011. After discussion, the Board approved the Committee's recommendation and defers the budgeted tile and carpet replacement to 2012 to cover the costs of the shutters.

Facilities: Dennis Akkola reported that the Committee proposed the purchase of one pallet of 360 fence pickets to have on hand for fence repair and a tarp for storage (behind the dumpster) for \$965.80. The Board approved the purchase.

ADDITIONAL BUSINESS

Fence Task Force: Wayne Johnson distributed copies of the Task Force's survey results for further review and consideration. The results indicated that the owners favored having the community take care of all fence repairs.

Sales Office Task Force: Bill Burdick advised that the sales office was already available for use by the Association but that a formal turnover had yet to occur. He also requested approval to send an application form to all home owners for the IRIS mass communication service which would result in a \$6.00 annual charge to each owner who enrolls in the service. There is a requirement that at least 250 people would need to return their application forms for implementation. The Board approved sending the forms.

Homeowner Concerns: Cris Barrera reported that he had received three concerns. The first one reported the sound system was not working properly in the club room. After discussing the detailed complaints it was determined that there was not a problem with the equipment but that the owners were not clear on its proper use and additional training is required. The Board suggested the home owners meet with a clubhouse employee before their event. Second one reported that a limousine company is being run out of a private residence. Per the managing agent this is a violation that will be addressed. The third complaint was from a resident who suggested a second handicap rail be installed in the pool. The Board asked the Facilities Committee to research ADA requirements.

Villas Master Update: John Devereux reported that the landscaping has no irrigation on Scarsdale but that it had been determined none was really needed and that the tree wells were treated for insects.

10th Annual Meeting: Ron Gerlach reminded those in attendance of the upcoming Annual Meeting of Members on March 30, 2011.

Service Appreciation Night: Cris Barrera reported that he was working on refreshments for the Service Appreciation Night being held on April 1, 2011.

EXECUTIVE SESSION

The Board adjourned to executive session to discuss matters of personnel.

RECONVENE IN OPEN SESSION

The Board reconvened in open session and reviewed procedures submitted by Cris Barrera, Secretary, for production and distribution of the minutes. The Board was to consider the procedures and planned to approve them at the April 27, 2011 Board Meeting and rescind the plan approved on October 27th 2010. In addition, the Board announced approval of merit pay increases for the Clubhouse Staff.

Ruth Southard reported that a BellaVita resident could manufacture a limited number of cast brass roses which could be used for special awards or presentations in the future. 10 brass roses could be purchased for \$500. After discussion the Board agreed that the roses could be purchased on the president's authority.

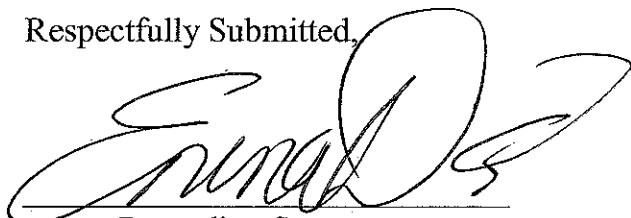
SCHEDULE NEXT MEETING

An Organizational meeting is scheduled for April 1st 2011 at 4:30 p.m. The next regular meeting of the Board of Directors was scheduled to be held April 27, 2011 at 3:00 p.m. in the Club BellaVita Ballroom. On April 20th 2011, Villa Masters will have their annual meeting in the Club BellaVita Ballroom at 7:00 p.m. In addition, the June Meeting was scheduled to be held on June 29, 2011.

ADJOURNMENT

There being no further business, the meeting adjourned.

Respectfully Submitted,



Recording Secretary



Approved

4/27/11

Date

BellaVita Committees and club changes for CY2011

The new officers for TEC for 2011 are:

President - Patsy Womack
Vice-President - Pat Kohl
Secretary - Sarah Barnett
Treasurer - Helen Vaughan

The new officers for the Belle's for 2011 are:

President-Lynn Rodriguez
Vice-President-Marjorie Parham
Secretary-Tami Barbour
Treasurer-Barbara Quinn

Changes to Clubhouse Committee are:

Withdraw, Cassenia Caddell
Chair, John Rodriguez

Changes to Communication Committee are:

Addition of Midge Benchik to regular committee.
See attached replacement list "block captain list for CY2011" January 21, 2011.

Changes to Facilities Committee are:

Withdraw, Carl Weber
Chair, Dennis Akkola
Addition of Bill Bell, Kelley Paterno, Bob Paterno

Nature Reserve Committee is:

Chair, Larry Alvarez
Dave Kittelson
Dorothy Darden
David Southard
Bob Dennett
David Winchell
Wayne Johnson

Board contact is Wayne Johnson

Neighborhood Watch Program is:

Program director, Bob Stockinger
Shelton Maxwell
Donald Velazquez
Roger Valdez
Paul Chapdelaine
John Kaltenbach

Board contact is Bill Burdick

Dave Kittelson
Tony Del Sardo
Gene Reddell

*Awards Committee (temporary assignment until awards ceremonies) Board
contact is Ruth Southard.*

Chair, Ruth Southard
Mary Ellen Henry
Jean O'Neil