



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON NOVEMBER 17, 2010 AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX. 77581.

DIRECTORS PRESENT

Ron Gerlach, President

Bill Burdick, Director

Wayne Johnson, Vice President

Ruth Southard, Director

Cris Barrera, Secretary

Elizabeth Woods, Treasurer

John Devereux had sent prior notice he was unable to attend.

IN ATTENDANCE

14 Homeowners were in attendance

Nancy Triggs, Clubhouse Manager

Alex Taylor, 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 motions duly made the board approved the minutes of the meetings held September 29, 2010 and October 27, 2010.

PRESIDENT'S REPORT

On a motion duly made the Board approved a new procedure for the implementation of the New Years Eve Party at the Clubhouse. In 2011 the social clubs will be the exclusive managers, financiers and implementers of the event. The Board also ratified its earlier action for 2010 of authorizing advancing funds up to the total of

ticket sales plus sponsor contributions for the event. The Clubhouse Manager was authorized to execute the contracts necessary for the event.

The Board reviewed a proposed procedure to clarify how to handle incidents involving the vehicle gates. A decision was deferred pending additional review.

TREASURER'S REPORT

Elizabeth Woods reported on the October 31, 2010 financial statement. The Operating Fund balance was \$353,613, including \$11,382 from the current year surplus. The surplus exceeded budget by \$25,354 primarily because of higher than projected revenues due to the number of new homes and home sales. The Operating Fund's cash balance of \$398,802 included \$166,981 held in a checking account and about \$231,000 held in certificates of deposit. The fund balance for reserves was \$894,634 with the same amount in cash. Approximately \$627,000 was invested in certificates of deposit with \$267,252 in a checking account. \$191,418 had been contributed year to date to the Replacement Fund and approximately \$146,000 had been expended from the Replacement Fund for expenses including the gate system, house painting and door maintenance. The Treasurer's Report was accepted.

Ms. Woods also reviewed a summary report comparing October 31, 2010 and October 31, 2009. 2010 Revenues are higher because of the greater number of homes. Expenses also increased due to the greater number of homes plus the increase in the assessment paid to the Villas Master Association for alarm monitoring and cable television service.

MANAGEMENT REPORT

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

- Successful conclusion of obtaining nominal value on all but three accounts. Those three accounts are pending approval of the applications for nominal value.
- Watts Pools had submitted its report on the pool deck and the report had been submitted to the Task Force for review.
- According to the deed for Reserve G and per Friendswood Development, the Association owns both the Clubhouse and the sales office. Lennar is currently considering when it plans to give up its rights to some or all of the sales office and clubhouse.
- Lennar will re-install the streetlights along W. Tuschman and is currently working with Centerpoint to schedule the work.
- Working with Comcast to obtain separate billing for BellaVita, Villa Verde and Villa D'Este and setting a date to discuss contract renegotiation.
- The Villa Verde neighborhood has begun installing its Christmas decorations and Villa D'Este was following suit by adding additional decorations for the new Section 2.
- Review of the open service requests as of November 12, 2010.

CLUBHOUSE REPORT

Nancy Triggs submitted a written report including the following:

- Gulf Coast Pumps investigated and repaired a leaking waterline from the river pump.
- Recommended a maintenance agreement with Griesenbeck regarding the partition doors in the ballroom. On a motion duly made the Board approved the semi-annual maintenance agreement for \$840 annually.
- Deborah Burke was employed part time for evenings and weekends.
- Recommended renewal of the ProMaxima maintenance agreement for the fitness center. On a motion duly made the board approved renewal of the agreement at the rate of \$125 per quarter.

COMMITTEE REPORTS

Elections: Carol Uran submitted the Committee's 2011 elections recommendations for review by the Board. On a motion duly made the Board approved the Committee's recommended process for the 2011 elections.

Facilities: Carl Weber reported on behalf of the Committee and made the following recommendations:

- Appoint Bill Bell to the Committee. The Board appointed Mr. Bell to the Committee.
- Renew Pool Maintenance Contract. The Board approved renewing the contract for 2011 with no change in terms from the 2010 contract.
- Renew Door Maintenance Contract. The Board approved the renewal of the contract with RS Painting with no change in terms.
- Replace 6 benches. The Board approved replacing 6 benches around the lake at a total estimated cost of \$2,600 including shipping.
- Steve Wynn is to refinish 4 permanent benches around the lake that are still structurally sound.

Ron Gerlach reported that a new consulting assignment had caused Mr. Weber to submit his resignation from the Committee. The Board accepted Mr. Weber's resignation with regret and expressed sincere gratitude for his leadership of the Committee.

ADDITIONAL BUSINESS

Nature Reserve Task Force: Ruth Southard reported that Wayne Johnson's team had developed and submitted plans for the trails to Renee McGuire for her review. Ms. Southard also reported that her team had obtained a report on the title to the land and that there were no environmental issues according to the report. Further meetings of the Task Force and Ms. McGuire are being scheduled.

Sales Office Task Force: Bill Burdick reported that the Task Force will meet again prior to yearend to determine what work may be required once Lennar gives up its rights to the building. James Warner reported that very little work would be needed.

Homeowner Concerns: Cris Barrera submitted one homeowner concern. The Board advised that the concerns should be referred to the builder.

Holiday Cards: Ron Gerlach was to work on developing the address list then send holiday cards on behalf of the Association

Workshop: The board scheduled a workshop at 4:00 p.m. on December 8, 2010 to revisit outstanding items in the strategic plan and to finalize work on the fence issues.

ADJOURN TO EXECUTIVE SESSION

The Board adjourned to executive session.

RECONVENE IN OPEN SESSION

The Board reconvened in open session and instructed the managing agent to implement the revised decision regarding a gate incident.

SCHEDULE NEXT MEETING

The next regular meeting of the Board of Directors was scheduled to be held December 15, 2010 at 3:00 p.m. in the Club BellaVita Ballroom.

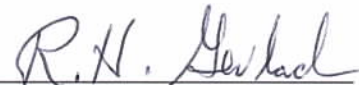
ADJOURNMENT

There being no further business, the meeting adjourned.

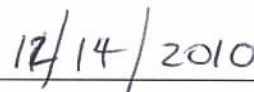
Respectfully Submitted,



Recording Secretary



Approved



Date