



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON JANUARY 26, 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

19 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 a motion duly made the Board approved the minutes of the meeting held December 15, 2010.

PRESIDENT'S REPORT

Ron Gerlach distributed a list of changes to Committees and Clubs for 2011. On motions duly made the Board approved these changes. A copy of the list is attached to made part of these minutes.

TREASURER'S REPORT

Elizabeth Woods reported that the Operating Fund balance was \$363,220 on December 31, 2010, including \$20,990 from the current year's surplus. The surplus for 2010 exceeded the budget by \$10,230. Ms. Woods provided reports comparing actual financial performance to the budget and the prior year. Those reports are attached to become part of these minutes. The Reserve Fund balance was \$966,526 and Ms. Woods is working with the Managing

Agent to invest additional reserve funds in CDs. Approximately \$149,000 was spent from reserve funds during the year, including expenses for house painting, access control and renovation of the pool furniture. The Treasurer's Report was accepted.

MANAGEMENT REPORT

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

- Donations made by the managing agent on behalf of the Board to community charities and educational institutions.
- The results of the 2011 Christmas tree collection enabled Brazoria County to help revive one-half mile of beaches.
- Comcast reported it will finalize separating billing for BellaVita, Villa Verde and Villa D'Este effective February 1, 2011. The Villas Master Board was appointing a task force to renegotiate the Comcast contract.
- All of the significant nominal value applications had been approved and one of the two remaining small amounts had been approved for nominal value.
- Review of the rescission and repudiation of a deed that had been erroneously recorded in Brazoria County and a quitclaim deed that had been filed regarding a parcel that was erroneously transferred to BellaVita.
- Review of the 110 open service requests as of December 14, 2010.

CLUBHOUSE REPORT

Nancy Triggs submitted a written report including the following:

- The recently purchased BizHub 35 copier was to be delivered on January 28, 2011.
- The Board discussed several additions for the audio-video system in the Ballroom. On a motion duly made the board approved the purchase and installation of a Blu-Ray player and a wireless handheld microphone that was compatible with the lavalier microphones. The purchase was to be made through CTI, the original installer of the system.
- H&R Operators corrected a gate directory problem on January 26, 2011.
- The board reviewed, revised and accepted guidelines for use of the new copier. The guidelines are to be reviewed on an ongoing basis.

COMMITTEE REPORTS

Elections: Carol Uran reported that the first election mailing had gone out and that a Candidates Orientation presented by the managing agent was scheduled to be held January 27, 2011.

Finance: Elizabeth Woods reported that the Committee recommended approval of the flood insurance at the stated premium of \$4,969. The board approved payment. The managing agent was also to ask the insurance agent whether deductible increases were either available or worthwhile. Ms. Woods reported that the previously approved premiums for insurance had decreased due to lower workers comp premiums and that a refund was due based on the latest audit. Ms. Woods also thanked the managing agent for its efforts in obtaining effectively nominal values for all of the community's property.

Facilities: Dennis Akkola reported that the committee had obtained an estimate in the amount of \$5,750 to repair curbs in Section 5. No action was taken pending more information on whether the developer would either pay for or otherwise assist with the repairs.

Nature Reserve: Ron Gerlach submitted the proposed mission statement on behalf of the Committee including formally naming the reserve "the Harry Reed Audubon trail." On a motion duly made the mission statement was accepted.

Neighborhood Watch Program: Bob Stockinger reported that the program was reviewing several areas and would recommend updates and repairs to street and traffic signs, better "no soliciting" signage at the entrance, appropriate signage around the lake and refurbishing the entry monument. He also reported that Pearland's emergency services were installing blue reflectors in the streets adjacent to fire hydrants to improve visible location of the hydrants at night.

ADDITIONAL BUSINESS

Nature Reserve Task force: Ruth Southard reported that all current and past due property taxes had been paid, the corrected deed had been submitted for recording and that nominal value would be obtained upon recording of the deed. She reported that the Task force had completed its objectives and was disbanding.

Sales Office Task Force: Nancy Triggs advised that the sales office had already been apportioned for use by the Association but that no one was yet aware. The managing agent and bill Burdick were to follow up with Lennar regarding keys and any other access requirements.

Homeowner Concerns: Cris Barrera reviewed two concerns to which the Board responded.

Fence Task Force: Wayne Johnson reported that the Task force had developed a program for fence replacement over a 12 year period but that the program would be first reviewed with owners as it required a potential increase in assessments. A forum for that purpose was scheduled to be held February 23, 2011. A survey form will be sent to all residents with the next election mailing on February 17. Residents are requested to indicate their preferences between the task force recommendation and handling fence maintenance themselves. Surveys are to be placed in the ballot box along with election ballots.

Villas Master Update: John Devereux reported that Villa Verde and Villa D'Este hoped to opt out of the Comcast agreement as part of the proposed renegotiation of the contract and that the board was reviewing replacement of the palms along Scarsdale with crape myrtles. BellaVita's Grounds Committee was being asked for input in this consideration.

Awards Committee: Ruth Southard reviewed the proposed outline for the Committee. The Board approved the outline of responsibilities and actions. The Committee would be active only during the first two or three months of each year.

10th Annual Meeting: Inasmuch as 2011 represented the community's 10th annual meeting The Elections Committee was to provide celebratory refreshments for the post-meeting social period.

Service Appreciation Night: A Service appreciation event was scheduled to be held April 1, 2011 to honor the volunteers of the community. Cris Barrera was working on providing refreshments for the event

Strategic Planning: Ron Gerlach reported that the board and Committee Chairs and the heads of the Clubs would meet June 18, 2011 at an off-site location to review and update the Strategic Plan.

SCHEDULE NEXT MEETING

The next regular meeting of the Board of Directors was scheduled to be held February 23, 2011 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 2/23/2011

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
Dave Kittelson
Tony Del Sardo
Gene Reddell

Board contact is Bill Burdick

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

Chair, Ruth Southard

Mary Ellen Henry

Jean O'Neil