



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON SEPTEMBER 29, 2010 AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX. 77581.

DIRECTORS PRESENT

Ron Gerlach, President	John Devereux, Director
Wayne Johnson, Vice President	Ruth Southard, Director
Cris Barrera, Secretary	
Elizabeth Woods, Treasurer	

Bill Burdick had sent prior notice he was unable to attend.

IN ATTENDANCE

16 Homeowners were in attendance
Nancy Triggs, Clubhouse Manager
Alex Taylor, representing the managing agent, Association Management, Inc.

HOMEOWNER/GUEST FORUM

Dr. Virgil Wood addressed the Board requesting reimbursement for damage to his vehicle sustained in an incident involving the entry gate. The matter had been referred to the Association's insurance who found no liability on part of the Association and denied the claim. The Board was to consider Dr. Wood's request.

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.

CONSIDERATION OF MINUTES

On a motion duly made the minutes of the meeting held August 25, 2010 were approved.

PRESIDENT'S REPORT

Ron Gerlach reported that the Board had agreed by unanimous consent to proceed with repairs to the outside exit gate that was damaged in a hit and run incident. The Association's insurance had been notified and paid for the damages less the deductible.

TREASURER'S REPORT

Elizabeth Woods reported on the August 31, 2010 financial statement. The Operating Fund balance was \$330,059, including \$3,171 from the current year deficit. The deficit was expected because operating expenses increase during the summer months then decline again in the fall. The actual deficit was \$14,250 less than the amount budgeted because of higher than projected revenues. The Operating Fund's cash balance of \$393,494 included \$161,673 held in a checking account and about \$232,000 held in certificates of deposit. The fund balance for reserves was \$859,459 with the same amount in cash. Approximately \$627,000 was invested in certificates of deposit with \$232,078 in a checking account. Approximately \$152,000 had been contributed year to date to the Replacement Reserve and approximately \$138,000 had been expended for the gate system, house painting and redoing the outdoor furniture. Ms. Woods briefly reviewed the major line item variances. The Treasurer's Report was accepted.

Ms. Woods also reported that an additional Workers Compensation insurance premium was due in the amount of \$1,079 as the result of a recent payroll audit. On a motion duly made the Board approved the payment as recommended by Ms. Woods.

MANAGEMENT REPORT

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

- Verification of real estate owned by the Association being appraised at nominal value.
- Requesting WaterLogic to analyze irrigation water use which showed potential savings of 46,000 annually. A presentation was to be arranged for the Grounds Committee to determine whether to proceed.
- Comcast had not responded to repeated requests for follow up and the Villas Master Board was seeking redress.
- Continued follow up to obtain a meeting with Friendswood Development regarding the pool deck and final development plans. Brian Gibson with Friendswood was responding.
- Review of the open service requests as of September 20, 2010.

CLUBHOUSE REPORT

Nancy Triggs submitted a written report including the following:

- The east fountain has a loose tether and Lake Management is working with Steve Wynn on that and algae control options.

- The Board reviewed copier options and requested that Nancy Triggs get back with a recommendation.
- The Board approved a service agreement with Griesenbeck Architectural Products to inspect the Hufcor sliding partitions and make necessary repairs and adjustments. The initial minimum charge of \$460 would be applied to the final invoice after all work is completed.
- The Board approved termination of the janitorial agreement with Jan Pro and approved a week to week working relationship with Aracelli Torres pending finalization of a formal contract with Ms. Torres' firm. The Board also instructed the Clubhouse Manager to issue a formal letter of termination in the event the letter Jan Pro agreed to send was not received.
- The Board agreed to consider purchase of additional lavalier microphones and a Blu-Ray DVD player per Board Member requests.

COMMITTEE REPORTS

Finance: Elizabeth Woods submitted a copy of the minutes from the finance Committee meeting held September 15, 2010. She reported that committee was continuing its work on the 2011 operating and reserve budgets. It also recommended approval of Wrinkle Gardner to perform the 2010 audit and tax returns for fees of \$10,000 and \$1,500 respectively. On a motion duly made the Board approved the recommendation and Ron Gerlach and Ms. Woods executed the engagement letter on behalf of the Association.

Ms. Woods reported that the Committee recommends that a letter be sent by the Board, preferably from the Board President, communicating our concern and expectation that additional audit costs resulting from lack of cooperation will be paid by AMI. The committee also recommends that similar language to effectuate this expectation be added to the contract when it is renewed.

The Committee recommends that the Board make a more forceful effort with Lennar to determine its willingness and commitment to indemnify BellaVita for the cost of pool repairs related to the defects. The committee also recommends that BellaVita seek legal advice to determine what legal options are available and whether we should pursue legal action.

Elections: Carol Uran reported that the Committee will meet in October to begin working on the 2011 elections and to review its recommendations prior to submitting them for Board consideration.

Architectural Review: Jim Moore reported that the Committee was working with the managing agent in following up on driveway extensions that had not undergone the application process and that those owners would be receiving a letter and an application form.

Facilities: Carl Weber advised there was nothing to report at this time.

Grounds: Becky Spedden reviewed the committee's plans for the balance of the clubhouse landscaping. The Board concurred with the plan as there were sufficient resources to complete the work within budget. Ms. Spedden also reported that winter fertilizer will be applied during October, that treatment for fungus will be completed by October 1, 2010 and that the Committee was obtaining an estimate for removal of dead or dying trees. The tree removal costs were to be underwritten by R. West Development.

Clubhouse: On a motion duly made the Board approved the Committee's request to purchase a food warmer and donate same to the Association. It was noted that the warmer would require minor electrical work in order to provide proper amperage for its operation.

Communications: Bob Stockinger reported on behalf of the committee that it was working on a proposed newsletter that would include paid advertising and that the block captains are continuing to organize.

Community Relations: On a motion duly made the board approved the Committee's Neighborhood Watch Program with Bob Stockinger as Project Manager. Mr. Stockinger was to provide periodic reports on progress.

Neighborhood Preservation: On motions duly made the Board approved changing the name of the Committee to Homeowner Advocacy Committee and approved the Committee's mission statement.

ADDITIONAL BUSINESS

Fence Task Force: The Board recognized the strong efforts and excellent work of the Task Force which was comprised of Wayne Johnson, Carl Weber, Elizabeth Woods, Billy Potter and Dennis Akkola.

Sign Task Force: Bob Stockinger submitted the Task force's list of recommendations for consideration by the Board.

Homeowner Concerns: Cris Barrera submitted the homeowner concerns. The Board reviewed the concerns and referred them for action as appropriate.

Villas Master: John Devereux reported that Villas Master Association was seeking to terminate and renegotiate the existing Comcast agreement to obtain more favorable services and terms. He further reported that the city of Pearland was working on water issues in Villa Verde, that the Scarsdale fence would be power washed this fall,

that the Scarsdale fence area had been treated for ants and that Villa Verde's Neighborhood Watch had been a catalyst in developing widespread owner participation in the community.

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 ask Dr. Wood whether he had repairs made to his vehicle and, if so, to obtain a copy of the invoice. The managing agent was also to contact legal counsel regarding the Comcast situation.

SCHEDULE NEXT MEETING

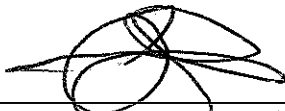
A Homeowner Forum was scheduled to be held October 11, 2010 at 7:00 p.m. in the Club BellaVita ballroom.

The next regular meeting of the Board of Directors was scheduled to be held October 27, 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

11/17/2010

Date