



MINUTES OF THE ANNUAL MEETING OF THE MEMBERSHIP OF BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON MARCH 27, 2019 AT 7:00 P.M. AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX 77581.

DIRECTORS PRESENT

Connie Harry, President
Steve Anderson, Treasurer
Cindy Dutschke, Director
Bill Burdick, Director
Billy Potter, Director

ABSENT

Dianne Clement, Vice President
Ken Wright, Secretary

IN ATTENDANCE

78 Homeowners were in attendance.
Shannon Boogades, Community Manager, Inframark and Katie Ivanics, Portfolio Manager, Inframark

CALL TO ORDER

Due notice of the meeting having been given and a quorum being present, the meeting was called to order at 7:03 PM by Connie Harry, presiding, and Shannon Boogades and Katie Ivanics recorded minutes.

INTRODUCTIONS

Connie Harry introduced members of the Board, BellaVita Staff and Managing Agent.

CONSIDERATION OF MINUTES

Upon a motion duly made and seconded the March 27, 2018 Annual Meeting Minutes were approved as presented.

TREASURER'S REPORT

Steve Anderson, Treasurer discussed the 2018 Year End Balance Sheet and the 2018 Year End Income Statement and Expenses Actuals versus what was Budgeted. 2019 Operating Budget was discussed with percentages of the total expenses explained.

STATE OF THE ASSOCIATION

- Connie Harry went over the Organizational chart. The organization of BellaVita begins with our Homeowners, who elect the Board of Directors. The Board hires the Management Company who then staffs our front office and maintenance based on the needs that the Board has expressed to them.
- The social Clubs and activity groups report to the staff to schedule events on the calendar and to coordinate set up for such events.

- The Committees each have a chair and a Board Liaison who reports directly to the Board for actions of the Committee. The committee should also coordinate all actions with the on-site Property Manager who also reports directly to the Board.
- Next on the organizational chart is the list of the various committees.
- The Board finds the financial condition and maintenance of the facilities to be in very good shape. Through the oversight of our Finance, Facilities, Clubhouse and Grounds Committee coupled with Property Management, costs are watched carefully, the maintenance issues are addressed regularly and quickly; and the grounds are in excellent shape with the return of RusticScapes as our landscaping contractor.
- Our delinquency rates are very low. The Board implemented a 90 day notice program to ensure that homeowners are notified of any delinquency on their accounts and to avoid long term delinquency in most cases.
- A Camera Task Force was chaired by Dorothy Barrera, with assistance from Brian Himel, Sandra Talley, Billy Potter and Ken Wright for bids to update our gate cameras and installation of interior and exterior clubhouse cameras for security. The project is underway and will be completed soon.
- A state of the art Audio/Visual system was installed through the generosity of our clubs.
- Hurricane Harvey was the gift that kept on giving. Although insurance covered the damages, there was significant work that was not completed until 2018 with drainage issues, carpet restoration, woodwork in the billiards room and roof repair. Thanks again for the hard work of our Clubhouse, Facilities and Grounds Committees.
- The Board was able to finalize a three-year contract with RusticScapes, the terms of which were equitable to both BellaVita and the contractor for services.
- The largest challenge the Board faced in 2018 was the potential shortfall with our budget because of increasing contractual costs and maintenance of our aging facilities vs. change in offered amenities.
- After considerable work with the Finance Committee, Management Company and the Board; it was determined that an increase in monthly assessments would be required to balance the 2019 budget.
- The Community has largely been supportive of this decision to avoid any loss of amenities offered in BellaVita.
- An example of the success of this partnership was the recognition by the City of Pearland for Business Beautification award in February 2019.
- The final transition from our previous management company to Inframark was completed. This move has had a significant and positive improvement on our financial reporting and staffing needs.
- There was significant work behind the scenes with the Board during 2018 with review and revisions of the Rules and Regulations. This work was in coordination with the Clubhouse Committee and brings them more in line with the current use of our facilities and the needs of the community. These Rules and Regulations are published on the BellaVita website. Also we have taken time to review and revise several Policies which were previously adopted to bring into compliance with current state law and to have compliance ability in some cases.
- The Board would also like to thank Ruth Southard for her continued work to facilitate on-site annual residential account reviews with Comcast. Most of us have seen substantial reduction in costs and additional services. This service was part of the five year negotiated contract with Comcast.
- Connie Harry mentioned there are 4 active clubs in BellaVita. Each offers its own unique focus and mission to provide activities, social, and enjoyable events. The Veterans Organization, in particular, offer the beautiful “flags of BellaVita” project to prominently and proudly display our flags for U.S., Texas and Armed Services. Additionally, these clubs give back generously for projects in the clubhouse.
- Connie Harry mentioned that there are 10 active committees which provide an integral part of the behind the scenes work at BellaVita. Each committee has a specific purpose, performance, and mission to aid the Board, Board Liaisons and the Property Manager.

VILLAS MASTER HOA REPORT

- Villas Master consists of 3 communities-
 - Villa Verde with 273 Homes
 - Villa D'Este with 96 Homes
 - Bella Vita with 618 Homes
 - **Total Homes is 987**
- The Villas Master documents are the controlling documents for all three communities. **January 23, 2001 is when the Declaration of Protective Covenants was filed with the state.**
- Number of representatives for each community; Section 3 of Villas Master on page 11 it states BellaVita gets 4 Board Members, Villa Verde gets 2 Board Members and Villa D'Este also gets 2 Board Members.
- **On June 30, 1999 BellaVita at Green Tee was incorporated.**
- **April 6, 2009 BellaVita was on it's own.**
- We are separate but married to Villas Master with 1 way to divorce ourselves. **67%** of homeowners would have to vote to approve. That would be **662**. We would be **44** short even if everyone in BellaVita voted to leave Villas Master.
- Our share of the money that goes to Villas Master is for the common area maintenance along Scarsdale and the Cement fence.
- The other communities are responsible for their own maintenance. Villa Verde has very little because they have public streets and sidewalks.
- Villa D'Este is gated on Scarsdale and open to Green Tee. They are responsible for their streets, curbs, etc.
- Villa Verde and Villa D'Este pay for their repairs from their individual community accounts. Not from the Villas Master.
- A few items completed this year with Villas Master were:
 - 2018 Audit
 - Changed management companies to Inframark
 - Trimmed palm trees
 - Monument signs at Villa Verde & Villa D'Este were washed and painted.
 - New gate operators at Villa D'Este
 - Changed to RusticScapes for Scarsdale upkeep.
 - Ongoing study for perimeter fences.
- The Villas Master Annual Meeting is Monday, April 22, 2019 right here in the BellaVita ballroom.

VOLUNTEERS

- 4 residents were noted for 5-year service awards. Sandra Bornstein; Janet Del Sardo; Jeff Glatzer; Sandra Talley
- The Quarterly awards for 2018 are Sue Steik, Dorothy Barrera, Bernie Bouman, and Sandra Rodgers.
- ROSE AWARD was awarded to Linda Kuhn.

ELECTIONS COMMITTEE REPORT 2019 ELECTIONS

- The 2019 elections for Directors resulted in 6 candidates for the 3 Director vacancies.
- The winners of the 3 3-year terms are:
 - Merlin Mohr
 - Connie Harry
 - Billy Potter
- These three candidates are considered elected and will begin their terms at the close of this Annual Meeting.

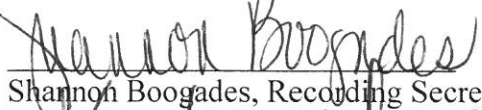
RECOGNITION OF BOARD SERVICE

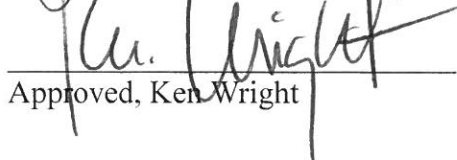
- Acknowledgement was made by Shannon Boogades for the perpetual plaque noting that Merlin Mohr's name had been added and Bill Burdick's term end was added.
- Connie Harry, Dianne Clement (via email), Ruth Southard, and Ron Gerlach shared some personal stories with Bill Burdick and Bill Burdick was presented with a Memories photo album and a crystal decorative plate with a "B" on it.

ADJOURNMENT

- The newly elected Board will be meeting in the Arts and Crafts room for the election of officers for the upcoming year. No other business will be conducted.
- There being no further business, the meeting adjourned at 7:45 p.m.

Respectfully Submitted,


Shannon Boogades, Recording Secretary


Approved, Ken Wright


Katie Ivanics, Recording Secretary

2-26-2020
Date