



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON FEBRUARY 26, 2020 AT 3:00 P.M. AT 1548 N. RIVIERA CIRCLE, PEARLAND, TX 77581.

Homeowner/Guest speaker - Homeowner Lew Shuffler addressed the Board regarding the microphones and is this an HOA responsibility? He mentioned that it is a line item in the Reserve Study. The Board will take this under advisement.

DIRECTORS PRESENT

Connie Harry, President
Ken Wright, Vice-President
Cindy Dutschke, Secretary
Steve Anderson, Treasurer
Billy Potter, Director
Sandra Talley, Director
Merlin Mohr, Director

DIRECTORS ABSENT

None

IN ATTENDANCE

16 Homeowners were in attendance.
Shannon Boogades, Community 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 3:00 PM by Connie Harry presiding, Shannon Boogades recorded minutes.

CONSIDERATION MINUTES

Upon a motion duly made and seconded the January 29, 2020 Regular Meeting Minutes, February 18, 2020 Special Meeting Minutes and 2019 Annual Meeting Minutes dated March 27, 2019 were approved as presented.

CONFIRMATION OF ELECTRONIC VOTING

- Upgrading the motion detectors in the Clubhouse to abate the false alarms sent to the City of Pearland Police Department. Motion was made to ratify the electronic voting; seconded and motion carried.

PRESIDENT'S REPORT

- The Board has reviewed and approved a telecommunications contract with Comcast/Xfinity. This is a 5-year contract for Option 1 presented by Ruth Southard and Dallas Smith. The contract goes into effect on April 1, 2020. There will be more information forthcoming.

OPEN COMMENTS BY BOARD MEMBERS

- None

TREASURER'S REPORT

- For the month of January 2020, the BellaVita operating fund showed a surplus of \$10,671 and for January 2020 the reserve fund had a surplus of \$16,048. The cash balance in our Operating fund increased in January by \$20,000 from \$254,000 to \$274,000. The cash balance in our Reserve fund increased in January by \$16,000. from \$1,111,000 to \$1,127,000.

MANAGING AGENT'S REPORT

- Most of the clubhouse/staff offices have been put back together.
- The men's restroom has had the lockers installed and completed. The women's restroom has had the partitions/stalls installed.
- Reminder letters regarding account balances have been mailed.
- Our new printer has been installed and the old one has been removed.
- Contacted Modern Systems about the sensitivity of the clubhouse alarm. The City of Pearland has begun actively enforcing a false alarm ordinance and at the 4th false alarm there will be a charge. The more false alarms we have the more the fine is. We are currently at 2.
- Painting touch-up has been completed.
- CenterPoint Energy has been contacted pending a date to discuss the routing of electricity so the electrical gutter can be replaced.
- A workshop was held regarding the concrete fencing on Scarsdale.
- Townsquare definitions were added to the newsletter for clarification of the channels used when posting information.
- Preparation for the Annual Meeting has begun.
- The battery backup has been replaced at the gates. New arms have been installed at the entrance. Please advise vendors who come to your house to not tailgate. One of the new arms has already been broken but we do have the person who tailgated on camera.
- Community Standard inspection has been completed and letters sent.

COMMITTEE REPORTS

All Committee chairs and/or Board liaisons were asked to present names for approval as recommendation of respective committee, seconded and approved. List of each committee membership will be posted on website.

- Architectural Committee – Ruth Southard- None
- Awards Committee – Sandra Bornstein – None Available.
- Clubhouse Committee – Karen Bishop – None Available
- Communications Committee – Lark Billick – Recommended a proposal from Lifetouch Photographs to produce a photo directory for BellaVita. Motion made and seconded; motion carried.
- Community Relations Committee – Janet DelSardo - None
- Elections Committee – Ruth Southard – None
- Facilities Committee – Dorothy Barrera – There will be 49 homes painted for year 2020.
- Finance Committee – Don Jensen – None Available.
- Grounds Committee – Diane Nicolas – None Available.
- Nature Reserve Committee – Linda Kuhn – None.

ADDITIONAL BUSINESS

Villas Master – There was a Workshop for Villas Master Board and BellaVita Board and corresponding attorneys. The attorneys are going to give us some options of how to work out replacing the fence along Scarsdale. Also, please note that the Annual Meeting for Villas Master will be held at BellaVita ballroom on April 27th at 7:00 p.m.

Homeowner Concern Forms – Cindy Dutschke mentioned that there was a concern about pressure washing around the lake. A mention was made about having a positive form since a resident did not want to leave a concern form since that appeared to be a negative form.

NEXT SCHEDULED MEETING

- Next scheduled meeting is the Annual Membership Meeting on March 25, 2020 at 7:00 p.m.

EXECUTIVE SESSION

Executive session was called to consider actions involving personnel, pending litigation, contract negotiations, enforcement actions, matters involving invasion of privacy of individual owners, or matters that are to remain confidential by request of the affected parties and agreement of the Board.

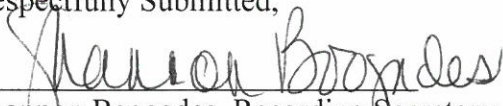
RECONVENE OPEN SESSION -SUMMARY

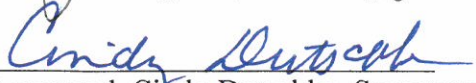
- There were several accounts that the Board requested the Manager to send reminder letters.
- There was a specific request from a family member regarding the assessments. The Board has declined that request.
- The board decided no action will be taken this year on microphone updates as requested by Lew Shuffler as it is not in the current 2020 budget.

ADJOURNMENT

There being no further business, the meeting adjourned at 4.23 PM

Respectfully Submitted,


 Shannon Boogades, Recording Secretary


 Approved, Cindy Dutschke, Secretary

5/27/20
 Date