



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF BELLAVITA AT GREEN TEE HOMEOWNERS ASSOCIATION, INC. HELD ON JULY 22, 2020 AT 3:00 P.M. VIA ZOOM THIS MONTH DUE TO COVID-19

DIRECTORS PRESENT

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

DIRECTORS ABSENT

Sandra Talley, Director

IN ATTENDANCE

19 Homeowners were in attendance.
Shannon Boogades, Community Manager, Inframark, Katie Ivanics, Regional Manager

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 May 27, 2020 Regular Meeting Minutes, June 29, 2020 Annual Minutes and June 29, 2019 Organizational Minutes were approved as presented.

CONFIRMATION OF ELECTRONIC VOTING

- Closure of Facilities for Legally Observed July 4th Holiday
- Extension of Lake Management Contract

PRESIDENT'S REPORT

- Connie Harry announced that we will be having ZOOM meetings due to COVID-19 concerns and while we wish it would disappear, we cannot let our guard down now. Connie Harry also announced the resignation of Ken Wright. The Board will miss his expertise but wishes him well.
- Board Liasons have been shifted; Dallas Smith will have ARC Committee and Awards Committee, Merlin Mohr will have Elections and Nature Reserve, Connie Harry will have Clubhouse Committee, Sandra Talley will have Community Relations Committee and Communications, Billy Potter will have Facilities, Cindy Dutschke will have Grounds, and Steve Anderson will have Finance.

NEW BUSINESS

- At this time, the Board would like to appoint Dallas Smith as Director to fulfill Ken Wright's term. Motion was made and seconded, motion passed.

OPEN COMMENTS BY BOARD MEMBERS

- None

TREASURER'S REPORT

- For the month of June 2020, the BellaVita Operating Fund balance is \$276,703 which is up about \$6,000.00 from May. As of June 30, our Reserve Fund balance is \$1,137,071.00. That is down about \$10,000 from May. As indicated in the last report, the Reserve Fund is paying out relatively large amounts of money currently for house painting and door refinishing, but that will taper off shortly. For the month of June our total income was about \$5,000 under budget. Our expenses were about \$1,000 under budget. For the year to date, we have a surplus of about \$18,000 in the Operating Fund and a surplus of about \$26,000 in the Reserve Fund. Overall, our finances are healthy. Motion was made to accept the June 2020 financial statements as prepared by Inframark. Motion passed.

MANAGING AGENT'S REPORT

- We have plenty of hand sanitizer and a resident advised us that he has obtained disinfectant for his company and gave us the phone number. We are waiting to hear from this company.
- Replaced several ballasts and lights in the lobby, women's restroom and ballroom.
- The dusting of the bookshelves has been completed as has the glass cabinet.
- Pressure washing of the clubhouse parking lot and walkway around the lake has been completed. I am working with the vendor for repair of the ruts left behind and the broken irrigation pump boxes.
- Pressure washing was done around the walkway from gym to the bridge. There is more to be done and will be addressed weather permitting.
- The canopy is in and when the vendor has completed installation staff will paint the walkway with anti-slip paint.
- The Architectural Guidelines have been uploaded to TownSquare.
- The Reserve Study has been uploaded to Club-BellaVita website.
- We are still having some billing concerns with Comcast however; Ruth Southard and Dallas Smith are aware.
- The ladies at the desk are working on the labels for the Over 55 Survey to be mailed out.
- We are currently sending out "Welcome to the neighborhood" cards to all new residents. Unfortunately, the title companies are still moving very slow in getting the closing documents to us in a timely manner. We are currently conducting orientations to owners who can provide staff with a HUD statement but do not have account numbers yet.
- Budget preparation for 2021 has started; I am gathering numbers to turn over to the Finance Committee.
- Trash cans have been ordered for around the lake; however, that order was cancelled as the vendor ran out. This has now been reordered and we anticipate delivery by the end of the week.

COMMITTEE REPORTS

- Architectural Committee – Ruth Southard- None
- Awards Committee – Sandra Bornstein – None Available.

- Clubhouse Committee – Karen Bishop – None Available
- Communications Committee – Lark Billick – None
- Community Relations Committee – Janet DelSardo - None
- Elections Committee – Ruth Southard – Ruth Southard has asked Connie Harry to present the Elections Committee report. She has asked that the Board approve the final report on the 2020 election and the proposed 2021 election schedule. Motion made, seconded, all in favor, motion passed.
- Facilities Committee – Dorothy Barrera – Billy Potter has been asked to propose CAD Restoration Proposals for Curb Repair for \$8,545.00 and lakeside sidewalk replacement for \$2,715.00. Committee recommended, Motion made, seconded, all in favor, motion passed.
- Finance Committee – Don Jensen – None Available.
- Grounds Committee – Diane Nicolas – None Available.
- Nature Reserve Committee – Linda Kuhn – Merlin Mohr updated us regarding the Nature Reserve Platform and that it is waiting for the final inspection.

ADDITIONAL BUSINESS

Villas Master – Villas Master has had their Palm trees trimmed located along Scarsdale.

Homeowner Concern Forms – Cindy Dutschke mentioned that there was one Concern form regarding a homeowners trainer not being able to come into the gym as the current COVID-19 protocol calls for 4 in the gym. The Board has opted to not have anyone but residents in the gym.

NEXT SCHEDULED MEETING

- Next regularly scheduled meeting is on August 26, 2020 at 3:00 p.m. The meeting will be held by ZOOM.

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.

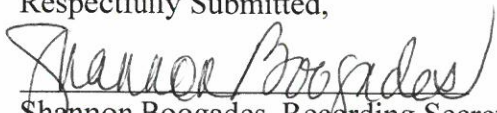
RECONVENE OPEN SESSION -SUMMARY

- There were several accounts that the Board requested the Manager to send reminder letters.
- There was one account that the Board made payment arrangements for.

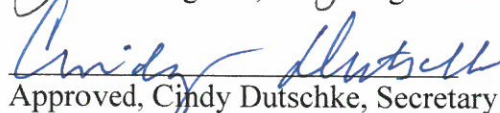
ADJOURNMENT

There being no further business, the meeting adjourned at 4.05 PM

Respectfully Submitted,


Shannon Boogades, Recording Secretary

9-2-20
Date


Approved, Cindy Dutschke, Secretary