

BELLAVITA STEERING COMMITTEE

Notes from Work Session held on May 13, 2008

Approved: July 3, 2008

Attendees:

BVSC

Section 1	Bob Stockinger
Section 2	Bill Burdick - Margo Green
Section 3	Roger Valdez - Jim Moore
Section 4	James Warner - Elizabeth Woods
Section 5	Lyle Ganucheau - Lee Molloy

The meeting was called to order at 9:55 a.m. by Bill Burdick. This is a special work session called to deal with organizational issues for the new Steering Committee. All members were introduced.

Committee Liaisons

The existing committees and liaisons were reviewed. The Finance Committee was inadvertently left off of the agenda and was added. The proposed Insurance and Contracts Committee will be under the Finance Committee. It is desirable to keep ten committees so that each Steering Committee member can act as liaison for one committee.

There was discussion on the architectural review/deed restriction committee and how much input it would have before the turnover. James Warner stated that the Steering Committee cannot enforce the deed restrictions, only AMI has the power to enforce. The Committee can only act in a fact-finding and advisory capacity. The liaison is likely to take criticism from unhappy homeowners. There was a discussion about AMI procedures and fees for sending noncompliance letters. There was discussion of education of homeowners through the newsletter. Jim Moore agreed to be the liaison. Bob Stockinger offered to rewrite the homeowner's manual. Elizabeth Woods agreed to help with the manual.

The committee liaisons are as follows:

- Architectural Review/Deed Restrictions: Jim Moore
- By-Laws/Covenants: Bill Burdick
- Communications: Elizabeth Woods
- Community Relations: James Warner
- Clubhouse Facilities: Bob Stockinger

Clubhouse Operations: Lee Molloy
Grounds: Dorothy Darden
Finance (including Insurance): Margo Green
Neighborhood Preservation: Roger Valdez
Safety/Security: Lyle Ganucheau

Committee Structure

The Steering Committee structure was established as follows:

Facilitator: Bill Burdick
Vice Facilitator: Margo Green
Secretary: Anita Barner

New Business

Bill Burdick stated the agenda would be distributed at least two days prior to each Steering Committee meeting. It would also be posted in the clubhouse. Three formats for the agenda (including the same information) were circulated. Members were asked to initial their preference. Bill will send the monthly agenda to the secretary for distribution. There was a discussion as to whether the minutes should be read prior to approval at the meetings. It was agreed that draft minutes would be distributed and discussed at the Steering Committee meeting, but no reading would take place.

There was discussion about the location and organization of the Steering Committee files. Elizabeth Woods agreed to work on organizing the files.

There was a discussion about the possibility of taking over the operation of the clubhouse at this point. James Warner suggested a committee be formed to determine needed repairs prior to homeowner acquisition of the clubhouse. There was discussion as to who pays for repairs at this point and the clubhouse reserve fund for repairs. The discussion included the contract and warranty issues for the clubhouse. In order for the homeowners to have control of these issues, the homeowners must take control of the clubhouse from Lennar.

Each committee liaison needs to research their committee, its members, functions, etc.

It was noted that the BellaVita financial records are maintained at the clubhouse front desk and are available for review by anyone.

An e-mail listing for Steering Committee members was circulated for verification. Mobile phone numbers were added to the listing.

Letterhead masters were distributed by Bill Burdick.

A proposed letter to homeowners was distributed by Bill Burdick. This letter would explain the Steering Committee, its members, structure and role.

Bill Burdick reported that there was a discussion in the Mens' Club about clubhouse rentals. Nancy formed a committee to create a fee package and rental procedure. Bill indicated the discussion at the Mens' Club centered on the issue of whether these rentals should be continued. Bill stated income from the rentals was approximately \$0.93 per month for each homeowner in 2007. He indicated this was a discussion only. Subsequent to the Mens' Club meeting Ron Gerlach in his role as a BellaVita HOA advisory board member submitted a letter of recommendation to the HOA that outside rentals be discontinued. Mr. Lersner of Lennar indicated that this policy change could be made almost immediately.

There was a discussion as to who has the right to make recommendations and change procedures for BellaVita. Several Steering Committee members expressed their disapproval of the method of the recommended change, but not necessarily the change itself. There was discussion as to the correct method of making changes or recommendations to the HOA Board prior to turnover. There was discussion as to the Steering Committee function as the community representative. Bill indicated that Ron had submitted the recommendation on his own. The Steering Committee could talk to the HOA Advisory members and ask for courtesy notification.

The meeting was adjourned at 11:04.

Respectfully submitted,
Anita Barner