

BELLAVITA STEERING COMMITTEE

MEETING MINUTES for: January 16, 2008

APPROVED: March 19, 2008

Attendees:

BVHOA	Ron Gerlach, Wayne Johnson, Allen Womack
AMI Rep	Not Present
Club Manager	Nancy Triggs
BVSC	Section 1 Ruth Southard
	Section 2 Bill Burdick - Margo Green
	Section 3 Roger Valdez - Barbara Worrall
	Section 4 James Warner - Carol Barber
	Section 5 Lyle Ganucheau

The meeting was called to order at 7:03 p.m. by Facilitator, Carol Barber.

There were no new residents or first time attendees.

The minutes of the December 19, 2007 were reviewed. A motion was made by James Warner and seconded by Ruth Southard to approve the minutes with no correction. The motion was passed.

The HOA Board members were welcomed. Nancy Triggs, clubhouse manager, was also welcomed.

Carol stated that all residents should take the opportunity to meet Kristin Banner's new assistant Cory Waldrop at the AMI question and answer session that is held at BellaVita on a monthly basis.

Carol stated as there was a full agenda tonight, it would be appreciated if resident comments be limited to the resident comments and concern forms portions of the agenda.

Committee Reports

By-Laws/Covenants (Bill Burdick)

There is nothing new to report at this time. The committee members have been very active in pushing toward a conclusion of the review process in anticipation of the turnover process. All committee members

have assignments in the review process and are working toward a final recommendation report to the Steering Committee.

Communication/Community Relations (Ruth Southard)

The draft of the website guidelines has been accepted by default as no changes were suggested. The committee met the previous Saturday and approved the page layout to be used by the clubs, groups, and the Steering Committee. The approved layout is to be used to provide consistency in appearance and use, simplify maintenance of information on the page with few changes, and provide information on minutes, elections, and meetings. The Belles, the Men's Group, TEC, and BellaVita Vets have all confirmed that they wish to be included and will provide information before the February 20 meeting. There will be a method of dealing with the daily news provided currently by Scott's e-mail and not done by Nancy as this will have the most change. Nancy will maintain the weekly and monthly calendars as she currently does. There will be information needed for the Steering Committee page such as committee definitions and liaisons. A draft will be e-mailed to Steering Committee members. The website rollout is still scheduled for the February 20, 2008 meeting. Ruth requested that the presentation be last on the agenda. After that meeting there will be daytime, evening, and weekend workshops held to train residents and also a planned first-time computer use workshop.

Clubhouse Facilities (Barbara Worrall)

Barbara had nothing new to report. Mike Sanders has been working on a clubhouse inventory and his progress will be checked. Carol stated that information on a defibrillator workshop will hopefully be presented at the March Steering Committee meeting.

Clubhouse Operations (Carol Barber)

Carol has spoken with Jack Lauber on finalizing the job descriptions. This was delayed due to the holiday season, but should be ready for approval at the next Steering Committee meeting.

Finance (Margo Green)

The committee finally received the September through December 2007 financials from AMI and the January 2008 financial should be released after February 10, 2008. Due the volume of information to be reviewed Margo had no specific report at this time, but a report will be ready by

the Town Meeting. The third quarter report reflects 450 homeowners. Nancy stated there were 8 closings in December.

Grounds (Dorothy Darden)

Becky Spedden gave the committee report in Dorothy Darden's absence. The committee met on Monday. A work day has been scheduled for February 9, 2008 in conjunction with the Garden Club. The rain date will be February 23, 2008. Objectives will include planting around sewage pump enclosure and various mail box areas, trimming of oleanders around clubhouse, and trimming of various trees in the lake common area.. Plants will be selected with the help of Dutch Uran, a master gardener. Dutch will also be working on the tree trimming. Becky asked that a notice be placed in the weekly calendar explaining the work day, inviting all residents to participate, and introducing the master gardener and his function to the community. Becky will draft an article and send to the Steering Committee, Nancy, and Scott. A motion was made by Margo to approve the landscaping plan. This was seconded by Barbara. The motion passed. All work is being coordinated with Brandon as far as his help and any maintenance constraints. Wildflowers have been planted in the lake common area. AMI stated that \$3000 is "in the budget" for planting. Brandon is going to review the proposed purchase list and see if he can provide material at a better cost.

Conservation/Property Acquisitions (James Warner)

James reported he and Allen Womack met with Renay West today. Ms. West stated the nature trail was definitely going to happen and plans have been set in motion. If West Development is notified that they will receive the MUD reimbursement in August, then work will begin in July. Ms. West said that the land could be turned over to BellaVita in as soon as two weeks. There would be a clause in the contract that West Development was to come in for the nature trail development. An okay from the HOA is required for the land transfer. Ms. West stated the landscaping on Scarsdale would be done in April or at the end of the winter cold. The fence will be done. They are working with the County to provide this, if not then West Development will do this. A gate will be put in. There was discussion about the timing and considerations of the transfer. Margo inquired about a courtesy vote from the homeowners on the acquisition. James will check with Mr. Lersner on any issues from Lennar. According to deed restrictions, the HOA can acquire the land.

The tax liability is low as the land is classified as wetlands. There was discussion of the role of the Villa Masters in this acquisition. The wording in the Covenants and By-laws is unclear, but John felt the wording needed to be changed to clear BellaVita. The deed will state it is a perpetual nature trail, but there is a question as to who had control usage. James will talk to Ms. West and Mr. Lersner. Ron stated the BellaVita common property is not under the control of Villa Masters. Allen Womack expressed a concern about stalling, as the economic situation could change and we would lose the acquisition.

Safety/Security (Lyle Ganucheau)

Lyle stated the recommendation of the committee for the front gate security is not yet complete. The committee will have received all proposals and be ready to present at the next meeting. He stated any proposal will have some form of identification reader and a quick gate. There was discussion again of speeding and noncompliance with stop signs. A notice will be sent out through Scott to reinforce the guidelines. The back gate to BellaVita was rammed and destroyed. Nancy stated the lock has been repaired to allow fire department access.

Neighborhood Preservation (Roger Valdez)

Roger reported the bid for repairing the two broken areas of sidewalk around the lake was \$2000 due to the necessity of using wheelbarrows to move materials. Roger felt this bid was high and suggested more bids be solicited for the work. The clubhouse lights have had parts ordered. The area around the construction trailer has had dead trees removed, equipment and barrels removed, and the situation is better, but not yet resolved. Margo indicated this was a Lennar problem and should again be referred to them. Roger stated that the streetlight situation was okay.

Concern Forms

Roger had a submission signed by nine residents and including a letter from the personal trainer. A list of items was requested for the fitness center totaling \$2913.87. There was discussion of whether there was room for the new equipment. It was determined that there was sufficient room. It was also clarified that not all equipment would need to be purchased at one time. It was suggested that the proposal be sent to the Clubhouse Committee and Nancy who will then bring a

recommendation back to the Steering Committee and ultimately on to the HOA.

Carol reviewed for informational purposes various e-mails she had received from residents. These included such topics as landscaping payment books, monthly assessments, landscaping issues, and security.

New Business

The annual meeting was proposed for February 20, 2008. After discussion of scheduling issues with other meetings, a motion was made by Ruth and seconded by Margo to hold the annual meeting on February 20, 2008. There was no further discussion and the motion passed.

Carol stated there would be Steering Committee working sessions on February 4 or February 11, 2008 or both to finalize preparations for the town meeting. The Steering Committee will meet at Carol's house on Monday, February 4, 2008 at 7 p.m. If needed, a second meeting will be held on Monday, February 11, 2008.

Carol stated a committee needed to be initiated to work on a process for assuring architectural compliance by homeowners. If there is no effort in assuring compliance, the community can lose the enforceability of the covenants. Carl Weber will help with this committee and volunteers to help will be sought.

Carol stated an election committee is needed. After contacting representatives of all sections a committee consisting of John Kaltenbach, Gene Reddell, Phil Fisher, Bob Wooley, and George Ament was suggested.

A motion was made and seconded to initiate an architectural adherence committee. The motion was approved.

A motion was made and seconded to initiate the election committee. The motion was approved.

The tentative date for the Steering Committee election will be March 27, 2008. Nancy stated this was the same date as the HOA meeting. After

discussion a motion was made and seconded to hold Steering Committee elections on March 27, 2008. After discussion on an absentee voting policy the motion was approved.

Resident Comments

None.

Closing/Adjournment

The schedule of upcoming meetings is as follows:

- February 4, 2008, Steering Committee working session
- February 7, 2008, Villa Masters
- February 20, 2008, Town Hall meeting, replacing regular Steering Committee meeting
- March 13, 2008, HOA board meeting
- March 19, 2008, next regular Steering Committee meeting
- March 27, 2008, HOA annual meeting
- March 27, 2008, Steering Committee elections
- April 16, 2008, Steering Committee meeting with new members

The meeting was adjourned at 8:22 p.m.

Respectfully submitted,

Anita Barner