

BELLAVITA STEERING COMMITTEE

MEETING MINUTES for JUNE 14, 2008

APPROVED: July 3, 2008

Attendees:

BVSC

Section 1	Dorothy Darden - Bob Stockinger
Section 2	Bill Burdick
Section 3	Roger Valdez - Jim Moore
Section 4	James Warner - Elizabeth Woods
Section 5	No representation

The meeting was called to order at 11 AM by Facilitator, Bill Burdick.

There was discussion of the Quarterly Roundtable Thursday, June 12 at Country Place. Those that attended gave opinions of the meeting. The meeting with the BVHOA will be on June 19 at 3:00 PM.

Bill reported that Country Place used an old Texas law, that is still on the books, to gate their public streets. This law, which is subject to repeal, permits the gating and controlling access on public streets, if a hitching post is erected at the front entrance. Sounds absurd, but Country Place pulled it off and if this loop-hole does exist, the possibility of turning over our streets to the County/City could be an option that would yield significant financial and security benefits for the community.

Transition and Election Committee

A recommendation should be made at the next Steering Committee that a Transition Committee and an Election Committee be presented to BVHOA Board for approval. The Election Committee would be assisted by AMI in electing members to the BellaVita Board.

Ron Lauve, representing the Bylaws Committee, had a presentation of the importance of a Transition Committee. The Transition Committee consists of homeowners that would be willing to serve and/or have an understanding of prior Steering Committee activities and BVHOA activities and operations. The importance of a Transition committee would help in the transition of ownership from Lennar Builders to BellaVita Homeowners. There are a number of actions that a Transition

Committee would undertake to insure that we are prepared for the turnover.

The next meeting of the BVHOA Board of Directors is scheduled for Thursday, June 19. The Bylaws Committee has requested time on the agenda to discuss revisions to the BellaVita Bylaws recommended by the Bylaws Committee provide for the appointment of a Mandatory "Elections Committee" by the Board of Directors. It is anticipated that this committee will assist AMI in designing and carrying out the election of the BellaVita's new Board of Directors, consistent with provisions of the revised Bylaws. AMI will assist with elections by mailing out and counting ballots.

Ron Lauve has a draft to West Development proposing to Villas Master Declaration excluding BellaVita from their rules. The proposal would be that BellaVita would appoint, not vote, the four members to the Villa Masters Board. The four would be the President and Vice President of BellaVita Board plus two others. The President of BellaVita Board would be known as the "Senior Elected Official for Villas Masters.

New Committee Liaisons Descriptions for 2008/2009

Web Page

The current Steering Committee Web Page has been reviewed by Elizabeth Woods and additions/corrections have been made. The revised web page is ready for review.

Architectural Review/Deed Restrictions

The liaison for the Committee, Jim Moore working with Bob Stockinger and Don Talley, will be evaluating and reviewing deed restrictions.

Bill Burdick had a discussion if there should be limit on the numbers of committees that the Steering Committee members could serve on. After the discussion, a motion was made and seconded that Steering Committee Members could not chair any committees.

Clubhouse Issues to the BVHOA Board

- **Holiday Closing** – It will be suggested that the only days the clubhouse be closed will be Thanksgiving and Christmas.
- **Resident key holders** – It was suggested that the President of each BellaVita club and the current BellaVita members on the Lennar Board have a key to the clubhouse. It was discussed that maybe the key would be for the kitchen only. This will be useful when there is cooking that will be taking place all night.
- **Clubhouse hours** – The majority would like to extend the hours on some days, mainly Friday. The rule should be enforced that if a club goes past the closing time, the \$100.00/hour would be charged.

Bob Stockinger to help Bill Burdick compose a letter to the Board regarding the above issues.

There is now a vacancy in Section 5 due to Lee Malloy's resignation. A motion was made and seconded that the opening would be put on the website. If anyone from Section 5 has interest in filling this position, they have with a deadline of June 30.

Steering Committee Meetings to be expanded to two a month

- A CLOSED Meeting will be the first Thursday of every month at 11 AM.
- An OPEN Meeting will be the usual third Wednesday of the month at 7 PM.

The meeting was adjourned at 1:40.