

**Bella Vista Condo Association
Meeting Minutes for 6-23-2022**

Board Members	Present	Not Present
President: Michael Pulong (Michael)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vice President: Joni Zindell (Joni)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Treasurer: James Aten (Jim)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Secretary: Bud Verfaillie (Bud)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Director: Dorothy Retzke (Dorothy)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Is there a Quorum: Yes No

Meeting Type: Mthly meeting

1. Roll Call: Michael, Jim, Joni, Dorothy and Bud were present.
2. Approval of previous minutes: Motion was made by Michael, second by Joni to approve minutes from the 5-25-2022 meeting. Motion was passed by all five members.
3. Financials: Jim conducted a brief summary of the financials. Financials are on the website.
Reserve Funds Study and CD's: The results are still pending.
Unit 1108-Rachelle thought that Christmas bonus and health insurance should be separated. Board agreed.
Unit 605-Patty brought up the cost of financing how we pay our insurance premiums vs. the interest we can earn on it. Jim stated that cash flow as a result of how we receive owners HOA fees are a major factor on how we pay our large insurance premiums.
4. Rules and Regulations: Michael went through rules and regulation proposed changes. Time was allotted for public discussion at the end of each category.

There was extensive and time-consuming conversation concerning golf cart parking, and associated annual fees for both electric and gas powered. Some owners voiced it was not a vehicle and should be treated differently than traditional cars or trucks. Dorothy stated that street legal golf carts should be treated equally as any other car or truck. Michael motioned to defer all conversations about parking and golf carts until

the next meeting. Michael wanted to obtain the perspective from our legal counsel concerning golf carts and associated parking. Bud Second it.

Michael did motion to vote on all other rules and regulations that we discussed where there was no opposition to. Joni second. A unanimous vote was made to approve all other changes to rules and regulations as discussed.

5. Garage Door opener update: Still pending
6. Door replacement- Waiting for the results of the reserve study
7. Unit Inspections- Should start in July.
8. Accomplishment report was read and available on website
9. Volunteer Updates: Deferred until next meeting.
10. Rental Committee update: Deferred until next meeting.
11. An "BellaVista Owner Information Form was mailed to all owners to the mailing address on file. Approximately 45 forms have been received thus far. Please return the form so we can ensure we have the correct contact info on file for all owners. If you have not received the form or misplaced please contact Wes at bellavista2515@bellsouth.net or Michael at Mpilong@aol.com. You can mail to Wes at Bellavista or send via email to MPilong@aol.com.
- 12.) . Open discussion:
 - Unit 1010-Don stated that owners who have replaced doors have a responsibility to make sure the exterior façade is acceptable in appearance. The Board agreed.
 - Unit 605-Patty stated that we need a 3-person rules and enforcement committee.
 - Unit 607-Dave stated there was a drain leak in the 7-stack due to work being completed on higher floors. There should be some notification if contractors are going to be working on renovations and repairs.

Motion by Bud, Second by Joni to adjourn the meeting at 9:03PM.

The next meeting is scheduled for July 28th.

