

**BELLASERA**  
**BOARD OF DIRECTORS REGULAR MEETING**  
**Tuesday, November 23, 2021**  
**MINUTES**

**Call to Order, Quorum, Meeting Protocol**

Richard Hoffman called the meeting to order at 12:57pm. With five Board members present, quorum was established.

Board Member(s) Present: Richard Hoffman, Dennis Soeffner, Joseph Carlon, James Ragborg, Dennis Carson

AAM Present: Pamela Nunnelly

Recording Secretary: Denise Guest

**Approve minutes from October 21, 2021 BOD meeting**

Dennis Soeffner made a motion to approve the meeting minutes as submitted. Joseph Carlon seconded, and the motion carried unanimously.

**Member Comments and Questions**

Homeowner Mr. Lamb made a point of order regarding Dennis Carson's position on the Board. Mr. Lamb made another point of order regarding section 3b.3.13 about the meeting minutes. All questions/comments were addressed.

**Reports**

**Treasurer** - James Ragborg updated those in attendance.

**Budget and Finance** – James Ragborg provided a brief update.

**Modification** – Didn't meet this month.

**Building and Grounds** - Dennis Soeffner provided a brief overview of ongoing items.

**Communication** - Richard Hoffman provided an update about the upcoming newsletter.

**Security** – Richard Hoffman provided a brief update.

**Community Manager** - Pamela Nunnelly provided an overview of ongoing projects.

**President** – Richard Hoffman gave a brief overview.

**Old Business**

- Rules for Conduct of Board Meetings – Dennis Soeffner made a motion to approve the resolution and carried unanimously.
- Capital Improvement Fee Mailing- The Board discussed this item.
- Roof Replacement Update: Richard Hoffman provided an update.
- Welcome Back Event – 1/16/22

**New Business**

- Discuss Current Violations/Fines Policies – The Board discussed this item.
- Proposal from Coral Pools – Beach Walkout – to be completed in the Spring.

- Proposal from Marathon Fitness – Treadmills – Joseph Carlon made a motion to approve the proposal and carried unanimously.
- Proposal from Dezert Gate – Panic Bar near Spa Gate – still need to get proposal.
- Proposal from Maverick Gates – Panic Bar near Spa Gate – still need to get proposal.

**Next meeting date: December 30, 2021**

**Adjournment**

With no further business, Richard Hoffman adjourned the meeting at 2:06pm.

Respectfully Submitted by,

Denise Guest

Denise Guest

Recording Secretary on Behalf of the Board of Directors