

**BELLASERA COMMUNITY ASSOCIATION
OPEN SESSION BOARD MEETING
Monday, December 9, 2019
1:00 PM
Bellasera Clubhouse**

Meeting Minutes

Board Members Present: Joe Carlon, Vice-President
Dennis Soeffner, Secretary
Carl Leroux, Director

Board Members Absent: Dennis Carson, President
Dave Reid, Treasurer

Others Present: Annette McCarthy, Area Manager, AAM

The Meeting was called to order at 1:00 pm by Joe Carlon and quorum was established.

Meeting Minute Approval: Dennis Soeffner made the motion to approve the November, 2019 Meeting Minutes as written. Carl Leroux seconded the motion. The minutes were unanimously approved.

Committee Reports:
Budget and Finance Committee – N/A

Building & Grounds – The committee requested the Board of Directors approve John Nielsen as a new member of the committee. Upon motion made by Dennis Soeffner and seconded by Carl Leroux, the following Resolution was unanimously approved by all Board members present:

**RESOLVED,
John Nielsen was appointed to the Building and Grounds Committee,
effective immediately.**

Tom Saari also reported that the the Q&A for fence painting would go out in the December Newsletter. A Town Hall Meeting to discuss fence painting has been scheduled for January 15th at 6:30pm in the Bellasera Clubhouse. The committee recommends the paint vendor attend.

Communications - N/A

Modifications – N/A

Advisory Reports:

Safety & Security – Joe Carlon reported that a report is reviewed monthly from Centralized Vision and there have been no issues or incidents. The volume of visitors entering using the virtual guard has been very low.

Fire Prevention – Joe Carlon reported that the fire break clearance is still in progress.

Board Items:

The Board reviewed and the bids submitted to the Association to paint the view fences according to the SOW approved by the Building and Grounds Committee. Upon motion made by Dennis Soeffner and seconded by Carl Leroux, the following Resolution was unanimously approved by all Board members present:

RESOLVED,

The bid to paint the view fences and walls submitted by DR PAINT, a copy of which is attached hereto, is accepted. Any officer is authorized to execute the contract with DR PAINT on behalf of Bellasera Community Association.

The Board discussed several contracts that are currently in place for Bellasera including JJ In & Out Janitorial, AAA Landscape and Cox Communications. Annette McCarthy will be providing a spreadsheet of all current contracts with pertinent information to the Board for further discussion.

Next Meeting: The next Open Session meeting will be held on January 14, 2019 at 2:00 pm.

Adjournment: The meeting was adjourned at 1:46 pm.

Respectfully Submitted,

**Annette McCarthy
Recording Secretary**