

**BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING - (REGULAR SESSION)  
FEBRUARY 24, 2022, 6:00 p.m. VIA ZOOM**

**BOARD MEMBERS PRESENT:** Chairperson David Brandenburg, Vice-Chairperson Jerre Barron, Jr., Directors Jackie Gain, JB Portillo, Mike Abb, Jan Hagan, Teah Bidwell, Jan Simms and Sandy Fosdick.

**BOARD MEMBERS ABSENT:** None

**BOARD MEMBER PROXY:** None

**OTHERS PRESENT:** Chief Operating Officer Tom Judson, General Counsel Doug McCash, Chief Financial Officer Stacie Higgins, Corporate Secretary Corinne Morin, Director of Recreation and Wellness Joan Glubczynski, and Bowling and Schork Design Company Architects Joe Schork and Christie Bowling

**I. CALL TO ORDER**

Chairperson Brandenburg called the meeting to order at 6:00 p.m.

**II. PLEDGE OF ALLEGIANCE**

**III. CHANGES OR ADDITIONS TO THE AGENDA**

There were no changes or additions to the agenda.

**IV. CELEBRATING SUCCESS**

None at this time.

**V. APPROVAL OF MINUTES (BOARD VOTE)**

Vice Chairperson Jerre Barron, Jr. motioned to approve the January 27, 2022, Board of Directors Regular Session Board Meeting minutes. Director Jan Hagan seconded. There was no discussion. The motion passed unanimously.

Director JB Portillo motioned to approve the February 17, 2022, Board of Directors' Working Session minutes. Director Jackie Gain seconded. There was no discussion. The motion passed unanimously.

**VI. JOINT ADVISORY COMMITTEE REPORTS**

For a full report of their meeting, please visit our web page, <https://bellavistapoa.com/governance/committees/>.

**LAKES JAC COMMITTEE:**

Mr. Judson gave the highlights from the February 9<sup>th</sup> Lakes JAC Committee meeting. The Loch Lomond drawdown ends on March 8<sup>th</sup>. Trout on Lake Brittany was not stocked in February due to permits, but two stockings will happen in March. A discussion was held

**IX. RESPONSE TO OPEN FORUM**

- a) Following the reading of the emails regarding the Riordan Hall remodel, Mr. Judson stated that he believed that all the emails were self-explanatory and needed no further comment.
- b) Mr. Judson then commented on the email regarding Mrs. Schillaci's concerns. He stated that this is not a conflict of interest and General Counsel McCash confirmed that legally this is not an issue. Director Bidwell thanked Director Portillo for volunteering for these various committees and her support of the community.

**NEW BUSINESS**

**X. RIORDAN HALL AND MEMBER SERVICES/WATER PRESENTATION (BOARD VOTE)**

Mr. Judson shared a PowerPoint presentation regarding the proposed remodel of Riordan Hall and addition of a brand-new Member Services and Water facility. There was some discussion regarding the project and how it would be financed. There were also multiple comments in support of this project.

Director Hagan then made a motion authorizing the expenditure of \$5,150,000 for the combined projects of completely renovating Riordan Hall and the construction of a new centrally located Membership Services and Water building. It is understood that the selected architecture firm and general contractor will be required, to the best of their ability, to get three bids for each subcontractor they utilize. Management will be required to conduct a request for qualifications with at least three general contractors. Management will provide the Board with a status update as the actual cost of the projects is finalized. Management is authorized to enter into a \$2,500,000 loan to fund the projects. Director Portillo seconded the motion. The motion passed unanimously.

**XI. TIMELINE FOR THE FIVE-YEAR STRATEGIC PLAN**

Mr. Judson explained the Timeline for the Development of the Five-Year Strategic Plan. The members of the Five-Year Strategic Plan Task Force will be Directors Portillo and Hagan and Chairperson Brandenburg. There was some discussion regarding this timeline requiring a board vote. Per General Counsel McCash, when adopting a timeline, a board vote is not required.

**XII. CAPITAL PROJECT-CHANGE IN COST OF A PROJECT (BOARD VOTE)**

The Dogwood Pump House Rebuild project was recently completed from the 2021 Capital Budget. The original estimate to complete the project was \$20,000, however, the project ended up costing \$27,001.47. The reasons for the overrun in cost are as follows:

- The original estimate for the 2021 project was created in August of 2020. Since that time costs have gone up significantly over the span of 18 months.
- A large portion of the overage came from electrical costs. Originally, substantial changes to the electrical system were not anticipated. Once the

**XV. ANNOUNCEMENTS**

- a) **Lakes Joint Advisory Committee Meeting** – Wednesday, March 9<sup>th</sup>, at 2:00 p.m. in the Boardroom at the Country Club and via Live Stream
- b) **Golf Joint Advisory Committee Meeting** – Wednesday, March 9<sup>th</sup>, at 4:00 p.m. in the Boardroom at the Country Club and via Live Stream
- c) **Rules and Regulation Committee Meeting**- Thursday, March 10<sup>th</sup> at 1:30 p.m. in the Boardroom at the Country Club and via Live Stream
- d) **Board of Directors GM Meeting** – Thursday, March 10<sup>th</sup> at 2:30 p.m. in the Boardroom at the Country Club and via Live Stream (**CLOSED MEETING**)
- e) **Recreation Joint Advisory Committee Meeting** – Monday, March 14<sup>th</sup>, at 4:00 p.m. in the Boardroom at the Country Club and via Live Stream
- f) **Meet the Candidates**- Wednesday, March 16<sup>th</sup> at 6:00 p.m. at Riordan Hall
- g) **Board of Directors Work Session** – Thursday, March 17<sup>th</sup>, at 9:00 a.m. in the Boardroom at the Country Club and via Live Stream
- h) **Board of Directors Regular Session** – Thursday, March 24<sup>th</sup>, at 6:00 p.m. in the Boardroom at the Country Club and via Live Stream

**XVI. ADJOURNMENT**

Chairperson Brandenburg adjourned the meeting at 7:31 p.m.

Submitted:

Approved:

  
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Roxie Goines, Assistant Corporate  
Secretary

  
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David Brandenburg, Board Chairperson