



## **Bellegrove POA**

### **Q3 Board of Directors Meeting**

**August 12, 2025 at 5 PM**

1. Called at 5 PM by the BOD President, Jessica Pelkey
2. Roll of the BOD: Jessica Pelkey, President  
Nicole Rodriguez, Secretary  
Eli Watkine, not in attendance

*Management Team: Billy Rivera, Owners Rep & Operations*

*Jennifer Richardson, Bookkeeper*

3. Quorum of BOD has been met.
4. Financial Reports: Ops: \$46,365.05  
Res: \$395,102.95

*Additional income yr to date:*

*Clubhouse rental \$1100*

*Late fees \$5580*

*Legal Reimbursement \$2750*

*Misc Income \$1699*

*ARC income \$150*

*NSF collected \$70*

*Violation fines \$1900*

*Collections: Update the BOD on owners that are currently in Tier I & Tier II collections. Also, the owners that have paid in full.*

5. Management/Maintenance/Old Business:
  - a. Dog park in under construction



- b. Paving completed*
  - c. Review of pool operations completed*
  - d. Review of Pool Attendant. OK at this time*
  - e. In contract with Security for another year*
  - f. Irrigation repairs completed by landscaper at all entrances to Bellegrove*
  - g. Spring flowers planted at entrances and the clubhouse*
  - h. Discussion about ponds and maintenance by the pond company*
- 6. New Business:*
- a. Need to pick a date and time for 2025 Annual Meeting. To be held at the clubhouse. Hoping to get a better turn out of owners.*
  - b. One seat will be open for the Board of Directors*
  - c. Will start the 2026 Budget review approx. October time frame*

*Motion to adjourn by BOD President, seconded by Nichole*

*Closed at 5:20*