

VERSAILLES III PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
January 17, 2013

Pursuant to duly given notice the Organization Meeting of the Versailles III Property Owners Association, Inc. was called to order by the President, Mel Melton at 9:00 a.m., Renaissance Club, Sun City Center, Fl. 33573.

President announced that the Association would use relaxed Roberts Rule of Order in the conduct of the business at this meeting.

Roll Call: Directors present: Rich Ricca, Mel Melton, Doug Gatchell, Chet Marmon and Elaine Novosel. Also present L.E. Wilson & Associates representative, Lou Ellen Wilson. Eleven resident members.

Members Comments:

- a. Discussion – Re: Cable Contract – consensus of opinion of members present was that the contract should not be renewed. Each member would contract for the services they wanted with the providers available in the area.
- b. Lawn Contract – Request that the Lawn Committee monitor SunTurf performance very carefully to ensure the Association is receiving the same services that were provided by Valley Crest plus treatment for the torpedo grass.

Minutes: Motion was made by Rich Ricca, seconded by Elaine Novosel to approve the minutes of the October 30, 2012 and December 13, 2012 meetings.

Financial Reports: Manager reviewed the December 31, 2012 financial reports. Motion was made by Doug Gatchell, seconded by Rich Ricca to authorize Manager to transfer the Working Capital Fund to the Equity Account. Motion was unanimously approved. Motion was made by Rich Ricca, seconded by Doug Gatchell to accept financial reports for information and authorize Manager to distribute a copy to the members. Motion was unanimously approved.

Manager's Report: Lou Ellen Wilson (copy attached)

Committee Report:

Architectural Committee: Elaine Novosel. Two applications were received and approved. Question regarding painting of porch ceilings: Can the ceilings of a porch be paint white and the base of the home another color. Motion was made by Elaine Novosel, seconded by Doug Gatchell authorizing the Architectural Committee to add to the approved paint color chart the color white for porch ceilings. Motion was unanimously approved.

Social Committee: Bill Stinchcomb volunteered to chair the Social Committee. _____ and _____ also agreed to assist.

Lawn Contract: Mel Melton will continue to chair this committee.

Old Business:

Accounts Receivable. The home that was in foreclosure was sold, the attorney has issued the estoppel.

New Business:

1. Lawn Contract: Motion was made by Mel Melton, seconded by Elaine Novosel, to confirm the decision made at the Organizational Meeting to enter into a three years contract, with a 60 day written termination clause for no reason by either party, with SunTurf Maintenance, Inc. for lawn services at the cost of \$67.00 per month/per home and specifications to include treatment for torpedo grass, effective March 1, 2013. Motion was unanimously approved

2. Brighthouse Cable Contract: Motion was made by Mel Melton, seconded by Rich Ricca to confirm the decision made at the Organizational Meeting to cancel the Brighthouse Cable Contract effective May 26, 2014 and instructed Manager to write the cancellation notice in December 2012 with a follow up cancellation letter no later than February 15, 2014. Motion was unanimously approved.

3.Date of Next Meeting: To be announced. .

Respectfully submitted,

Doug Gatchell, Secretary
Lou Ellen Wilson, Recorder