

Versailles III Property Owners Association, Inc.
Board of Director's Meeting Minutes
February 4, 2009

Pursuant to duly given notice the Board of Directors Meeting of the Versailles III Property Owners Association, Inc. was called to order by Jim Kopernick, President, February 4, 2009, 409 E. College Avenue, Ruskin, Fl. 33575 at 2:00 p.m.

Roll Call: Present: Richard Zak, Jim Haney, and Jim Kopernick. Also present L.E. Wilson & Associates, Inc. representative, Lou Ellen Wilson. Quorum declared present. Six (6) resident members present.

Minutes: Motion was made by Jim Haney, seconded by Richard Zak to approve the minutes of the October 16, 2008 and December 5, 2008 meetings as presented. Unanimously approved.

Manager's Report: attached.

Financial Report: Board members reviewed the December 31, 2008 financial statements and accepted for information. Motion was made by Jim Haney, seconded by Richard Zak to authorize Manager to mail a copy to the members in accordance with F.S. 720.

Committee Reports:

Architectural Committee: Bottle Brush Tree was planted without approval. Request to remove palm tree due to damaging the driveway, pending. Manager to write article for next newsletter reminding members that if they remove a hardwood tree, they must replace same with a tree from the list of approved trees from Hillsborough County. Also informing residents that the County Code Enforcement Officers will be canvassing the area for violations. Chairperson of the Architectural Committee: Richard Zak; committee members, Gerry Cook, Jim DeLia, Hank Missenheim and Jennie Flietner.

Social Committee: The committee will met next week, looking at the possibility of planning trip to the Rays baseball game, another block party, and maybe a cruise on the Starlight for the 4th of July – details to follow

Lawn Committee: Jim Haney was appointed chairperson of the lawn committee.

Old Business:

1. Cable Contract: - Manager to include survey with next Newsletter – Board must notify Brighthouse by July 1, 2009 if they vote to cancel same; otherwise it automatically renews for three years.

New Business:

1. **Backflow Inspections:** Motion was made by Jim Haney, seconded by Richard Zak to hire RKH to inspect the backflows at a cost of \$25.00 per home. Unanimously approved.
2. **Disaster Plan** – After review of proposed Plan (copy attached) , motion made by Richard Zak, seconded by Richard Haney to adopt same. Manager to send copy of Disaster Preparation Survey to each member with the newsletter
3. **POA Electronic communications:** Jim Haney reviewed uses for a POA web site and electronic communications. Motion was made, seconded and unanimously approved to proceed – Jim Haney will coordinate same.
4. **Lawn Contract** – current contract with Valley Crest expired on March 31, 2009 – Manager to seek bids based on the current specifications.
5. **Newsletter:** Deadline for articles April 5, 2009.
6. **Date of Next Meeting:** March 25, 2009 at 2:00 p.m., Manager's office.

Member Comments and Concerns:

Violations: Holiday lights

For Sales Signs that are larger than Declaration allows

There being no further business, meeting was adjourned at 3:30 p.m.

Respectfully submitted,

James Haney, Secretary
Lou Ellen Wilson, Recorder