

**VERSAILLES III PROPERTY OWNERS ASSOCIATION, INC.**  
**MINUTES ANNUAL MEMBERSHIP MEETING**  
**December 10, 2010**

Pursuant to duly given notice the Annual Membership Meeting of the Versailles III Property Owners Association, Inc. was called to order by the President Dale Revell at 2:00 p.m., on December 10, 2010, Room #3, Community Hall, Sun City Center, Fl.

**Establish Quorum:** 21 members were present in person or proxy. Quorum declared present. Also present L.E. Wilson & Associates, Inc. representative Lou Ellen Wilson

**Minutes:** Motion was made, seconded and unanimously adopted to approve the minutes December 11, 2009 Membership Meeting as presented.

Dale Revell announced that the Board had adopted Relaxed Robert Rules of Order for conducting their meetings and the same would apply for all membership meetings.

**President's Report:** Dale Revell recapped the activities for 2010:

- The Board adopted a Code of Conduct for Board Members as well as Committee Members
- Purchased new meeting notice signs.
- Web Site was upgraded to include minutes, newsletters and Disaster Preparedness Plans.
- Met with representatives from VC on several occasions which included a walking tour of the community. The President & Lawn Chairperson are copied on all work orders sent by the Manager to VC.
- Survey of members was made to determine who they were using, quality of work and pricing. Published a report for Pest Control Companies and Shrub Maintenance.
- Survey was made to determine satisfaction with Valley Crest – overall rating was “good.”
- Met with attorney to determine best course of action by the Board relating to the one foreclosure.
- Architecture Committee has revised Rules, Regulations & Guidelines
- Established “Care & Concern Communications” Committee. Please e-mail Dale Revell if you know of someone who is sick, death in the family or needs assistance.

**Manager's Report:** Lou Ellen Wilson thanked the Board and the members for their cooperation. Manager requested that all lawn concerns be reported to their office, so a work orders could be written and noted in the log book. Reminded members that their oak trees should be thinned out to promote healthy growth and also enable them to withstand hurricane force winds. Reminded members to submit ideas, articles, etc. for the Newsletter and stated she looked forward to working with them in 2011.

## **Committee Reports:**

**Architectural:** Joanne Brennan, Committee Chairperson. Dale Revell reported in her absence that the committee had revised the architectural guidelines, including paint colors. They publish/post notices of all meetings and minutes are maintained for same.

**Lawn:** Jim Haney reported that a survey was made of member satisfaction with their lawns. He received a 70% response and the overall rating was “good” (actual results are on the web site). Main problem this year was torpedo grass which is not covered in VC contract. Several members have contracted individually for treatments and have received satisfactory results, for more information contact the Lawn Chairperson. Jim Haney stated he would be turning over his records to the new lawn chairperson, Mel Melton.

**Disaster Preparedness:** Jim Haney thanked the members for their participations – they had an 80% response, urged members to attend the next CERT training program and encouraged members to review the plan on the web site.

**Social Committee:** Looking for volunteers.

**Communications:** Members were encouraged to reference the web site at least weekly.

## **Old Business:**

**1. Tree Replacement Guidelines:** The current guidelines as published in 2010 by the Architectural Committee will remain in effect. Replacement of ALL trees require approval by the Architectural Committee. If a member proceeds to replace or remove a tree without written approval from the committee, they will be notified in writing that they are subject to any future actions that may be taken by Hillsborough Code Enforcement Officer. Any fines or warning that are issued by the County will be at their expense.

## **New Business:**

**1. Election of Directors:** Dale Revell called for nomination for the one board position that is vacant. Motion was made and seconded to nominate Mike Krodel. There being no further nominations, motion was made, seconded and unanimously approved to close nominations and authorize the secretary to cast a unanimous ballot for Mike Krodel. Jim Haney was thanked for sharing his expertise and the outstanding job he did while serving on the Board and as chairperson of the Lawn and Disaster Preparedness Committees.

**2. 2011 Budget/Back Flow Required Inspections:** Manager reviewed the 2011 Budget (copy attached) and answer member questions. Quarterly Fees will be reduced to \$370.00

**Members Concerns and Comments:**

1. Parking on the Street. Requested an article in the next newsletter asking members if having guests or contractors at their home, to ensure that all the vehicles are parked on one side of the street – thus allowing room of emergency vehicles.
2. Speeding: Inquired if speed limit signs could be erected.
3. Entrance to U.S. 301 at South Pebble Beach – reported that the CA will be holding a referendum on this subject in 2011 – encouraged members to participate in same.

There being no further business, meeting was adjourned at 3:00 p.m.

Respectfully submitted,

Maggi Guzinsky, Secretary  
Lou Ellen Wilson, Recorder