

VERSAILLES III PROPERTY OWNERS ASSOCIATION, INC.
MINUTES ANNUAL MEMBERSHIP MEETING
December 11, 2009

Pursuant to duly given notice the Annual Membership Meeting of the Versailles III Property Owners Association, Inc. was called to order by the President James Kopernick at 2:00 p.m., on December 11, 2009, Room #3, Community Hall, Sun City Center, Fl.

Establish Quorum: 36 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 5, 2008 Membership Meeting as presented.

President's Report: Jim Kopernick recapped the activities for 2009:

- New five year contract was signed with Brighthouse
- New three year contract was signed with Turfkeepers
- Thanked all of the members that had improved the property this year, painting, landscaping, resodding.
- Communications were improved – meeting notices are posted on two signs, started e-mail distribution, web page
- Association had paid to have the shrubs at the abandoned home maintained twice. This will continue on an as needed basis until settlement of the lien/foreclosure action filed by the Association.

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 to be written and noted in the log book. Reminded members to submit ideas, articles, etc. for the Newsletter and stated she looked forward to working with them in 2009.

Committee Reports:

Architectural: Gerry Cook reported that thanked all of the members of the architectural who had worked diligently to establish the guidelines and procedures for Versailles III – Don Croll, Robert Rohner, Jennie Flietner, Dick Zak, Jim Haney and Jim Kopernick. The total number of applications reviewed from turnover to date:

- 32 – 2006
- 20 – 2007
- 25 – 2008
- 32 – 2009

He thanked the members for their cooperation and stated a new Architectural Request Application has been approved – please contact a committee member for a copy.

Lawn: Jim Haney reported that the new contract had been signed with Valley Crest. Valley Crest personnel have given two seminars in 2009 and plans are to continue to have two per year. They are very informative and he encouraged members to attend.

Social Committee: Jim Kopernick thanks his committee for their hard work and dedication. The 4th of July Cruise and trip to Ray's baseball game had been very successful

Communications: Jim Haney reported that the Disaster Plan Survey had been returned by approximately 50% of the members and they were seeking volunteers to implement the plan. If interested to please contact him.

Old Business:

1. Architectural Approval for painting of home at 1025 Emerald Dunes.

President Jim Kopernick stated there was one outstanding piece of old business that was omitted from the agenda and asked for a motion regarding the painting of 1025 Emerald Dune. Motion was made and seconded to refer the issues regarding the painting of the home at 1025 Emerald Dunes to the new Board of Directors. Discussion followed with many residents stating their position on the issues. Position paper was submitted by Suzanne Zak. Motion was made, seconded and unanimously approved to end discussion and call the question. Vote on motion to refer any action to the new Board of Directors, unanimously approved.

New Business:

- 1. Election of Directors:** Manager announced that the Board at their meeting held on October 15, 2009 had approved increasing the number of directors from three to five. Therefore, four positions were open for election at this meeting. Manager conducted the elections as Chairperson. Chairperson called for nomination: The following candidates had indicated a willingness to serve if so elected and their names were placed in nomination: Maggie Guzinsky, James Kopernick, Dale Revell and Joanne Brennan. Chairperson called for nominations from the floor. Motion was made and seconded to nominate Mel Melton. There being no further nominations, motion was made, seconded and unanimously approved to close nominations. Vote by secret written ballot: The following persons were elected to a two year term as director: Maggie Guzinsky, Dale Revell, Joanne Brennan and Mel Melton.
- 2. 2010 Budget/Back Flow Required Inspections:** Manager reviewed the 2009 Budget (copy attached) and answer member questions. Quarterly Fees will be - \$381.00, including cost for backflow valve testing.

Members Concerns and Comments: None

There being no further business, meeting was adjourned at 3:05 p.m.

Respectfully submitted,

James Haney, Secretary
Lou Ellen Wilson, Recorder