

**VERSAILLES III PROPERTY OWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS ORGANIZATION MEETING MINUTES**  
**December 11, 2009**

Pursuant to duly given notice the Organization Meeting of the Versailles III Property Owners Association, Inc. was called to order by the Chairperson Lou Ellen Wilson at 3:10 p.m. December 11, 2009, Room #3 Community Hall, Sun City Center, Fl.

**Roll Call:** Directors present: Maggie Guzinsky, Dale Revell, Joanne Brennan, Jim Haney and Mel Melton. Also present L.E. Wilson & Associates representative, Lou Ellen Wilson.

**Election of Officers:**

Motion was made, seconded and unanimously approved to elect the following officers and committee chairperson for 2010:

President: Dale Revell  
Vice President: Joanne Brennan  
Secretary: Maggie Guzinsky  
Treasurer: Mel Melton  
Director at Large: Jim Haney

Committee Chairperson: President Dale Revell will contact current members of the Architectural Committee, Lawn Committee and Social committee to determine if they are willing to serve again. Appointment will be made at the next Board Meeting.

**2010 Budget:** (copy attached) Motion was made by Jim Haney, seconded by Mel Melton and unanimously adopted to approve the 2010 Budget as presented and set the quarterly fee at \$381.00 per home.

**Concerns regarding painting of 1025 Emerald Dunes:** Action tabled to the next Board meeting until all of the board members could obtain copies of correspondence, applications, etc.

Discussion held regarding proper procedures for conducting Board Business. Members were reminded that Board/Association workshop meetings could not be held unless they were announced 48 hours in advance. Also when Board business is discussed by more than two members, this requires 48 hours advance notice of a meeting.

Date of Next Meeting: February 5, 2010 – Manager to try to obtain a room at the Community Hall.

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

Respectfully submitted,

Maggie Guzinsky, Secretary  
Lou Ellen Wilson, Recorder