

Versailles III Property Owners Association, Inc.
Board of Director's Meeting Minutes
September 13, 2011

Pursuant to duly given notice the Board of Directors Meeting of the Versailles III Property Owners Association, Inc. was called to order by Dale Revell, President, September 13, 2011, 3:15 p.m., Sandpiper Room, Atrium Building, Sun City Center, FL.

Roll Call: Present: Dale Revell, Maggi Guzinsky, Mel Melton, Joanne Brennan & Mike Krodel. Also present L. E. Wilson & Associates, Inc. representative, Lou Ellen Wilson. Quorum declared present. 4 resident members present.

Members Comments/Questions: None

Minutes: Motion was made by Mel Melton and seconded by Mike Krodel to approve the minutes of the June 28, 2011 meeting as presented. Unanimously approved.

President's Report: Dale Revell gave an update on his activities since the last meeting:

- SCC Presidents Meetings were suspended during the Summer.
- He attended several RAP (Renaissance Area President's) meetings. They presented a list of concerns and suggestions for improvements to Club Links Management. Action to date: Bar stools were recovered, restrapped pool lounge chairs and new umbrellas; blinds were installed on windows in Amici's; pressure cleaned the roof; carpet was cleaned. The September Meeting agenda will include the due/fee structure.
- He worked with Mel Melton and Valley Crest regarding member lawn concerns.
- Reviewed the 2012 draft budget.
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Financial Report: Board members reviewed the August 31, financial statements which were accepted for information.

Manager's Report: Lou Ellen Wilson – copy attached.

Delinquent Account: reference Manager's Report. Requested Manger contact the administrator of the property that is three payments delinquent prior to filing a lien.

Violations: After lengthy discussion, motion was made by Joanne Brennan, seconded by Maggi Guzinsky to authorize Manager to send certified letters to the three owners who removed an oak tree and did not replace with an approved tree. (manager to draft for Board member's e-mail approval prior to mailing) Motion unanimously approved.

Committee Reports:

Architectural Committee: Joanne Brennan reported that meetings were being held and approval issued in a timely manner.

Social Committee: No volunteers to chair this committee

Lawn Committee: Mel Melton reported that VC was providing service in accordance with their contract. He is reviewing and following up all lawn concerns presented to the Manager's Office.

Disaster Preparedness: Dale Revell stated no one had volunteered to chair this committee.

OLD BUSINESS:

1. **Accounts Receivable:** Reference Manager's Report.

New Business:

1. **Workshop 2012 Budget:** After review of the Draft 2012 Budget, motion was made by Maggi Guzinsky, seconded by Joanne Brennan to approve the proposed budget expenses categories and transfer monies from equity account in order to maintain the 2011 level of assessments. Motion unanimously approved.
2. **Final Plans for Annual Membership Meeting:** December 13, 2011 – 2:30 p.m. Discussion held regarding ways to encourage and seek residents to volunteer to be members. Conclusion: Manager to include article in the Newsletter and Dale Revell will send an e-mail to members as well.
3. **Newsletter:** Deadline for articles – October 5, 2011.
4. **Age Recertification:** Manager explained that a survey of all residents had to be made including proof of age. When proof of 80% had been obtained, the President would be required to sign a Certification Form and file with Florida Commission on Human Relations.

Member Concerns & Comments: Joanne Brennan discussed the Rally for Cure Events scheduled for _____.

There being no further business, meeting was adjourned at 4:05 p.m.

Respectfully submitted,

Maggi Guzinsky, Secretary
Lou Ellen Wilson, Recorder