

Versailles III Property Owners Association, Inc.  
Board of Director's Meeting Minutes  
October 15, 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, October 15, 2009, 3:00 p.m. 409 E. College Avenue, Ruskin, Fl.

**Roll Call:** Present: Jim Haney, and Jim Kopernick. Also present L.E. Wilson & Associates, Inc. representative, Lou Ellen Wilson. Quorum declared present. 18 resident members present.

**Minutes:** Motion was made by Jim Haney, seconded by Jim Kopernick to approve the minutes of the May 21, 2009 and July 31, 2009 meetings as presented. Unanimously approved.

**Resignation of Director:** E-mail received from Richard Zak that effective October 11, 2009 he was resigning from the Versailles III Board of Directors and the position of Vice President.

**Financial Report:** Board members reviewed the August 31, 2009 financial statements and accepted for information.

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

Action Items: Motion was made by James Kopernick, seconded by Jim Haney to authorize Valley Crest to clean the shrub beds and trim at the vacant home.

**Committee Reports:**

**Architectural Committee:** Gerry Cook reported that there were no outstanding requests at this time. He further reported that the committee reviewed the second application from 1025 Emerald Dunes, and recommended to the Board that the color used was close enough. A report signed by Joanne & Tom Brennan, El & Norma Daub, Don & Elaine Novosel, and Gerry & Pauline Cook was read (copy attached) requesting a special meeting of all members of Versailles III to discuss the architectural request and subsequent painting of 1025 Emerald Dunes. Very lengthy discussion was held, with all members present given an opportunity to voice their opinions. No action could be taken by the Board, because there was only one Board member eligible to vote – Richard Zak had resigned, James Haney had a conflict of interest as the owner of 1025 Emerald Dunes. President stated that the letter will be addressed at the next Board Meeting.

**Social Committee:** Jim Kopernick reported that the 4<sup>th</sup> of July cruise was enjoyed by everyone that attended. The trip to the Rays game on August 4<sup>th</sup> also enjoyed by all. They committee cancelled the Hard Rock Casino trip scheduled for September 27<sup>th</sup> due to lack of participation. A block party is being planned for end of October – watch for notices.

**Lawn Committee:** Jim Haney, Chairperson of Lawn Committee reported that he was receiving the weekly reports from Valley Crest. He will arrange with Valley Crest for another seminar on Bermuda grass in November at the Renaissance Club.

**Disaster Plan:** Jim Haney reported that he had received 23 surveys and urged members that had not submitted same to do so as soon as possible.

#### **OLD BUSINESS:**

2. **Update POA Electronic Communications:** Doug Gatchell has been working on the electronic communications. (a) E-mail distribution list has been set up and individual e-mail addresses are not revealed. (b) He stated that the Web site would be more useful if opened up to everyone.

#### **New Business:**

1. **Proposed 2010 Budget.** After review of the worksheet prepared by the Manager, motion was made by Jim Kopernick, seconded Jim Haney and unanimously adopted to approve the proposed budget as presented. Approval will be made at the next Board meeting.
2. **Annual Meeting:** Scheduled for Friday, December 11, 2009 at 2:00 p.m.
3. **Number of Directors.** In accordance with the Articles of Incorporation for Versailles III, the Board of Directors sets the number of Directors – cannot be less than three, nor more than seven. Motion was made by Jim Kopernick, seconded by Jim Haney to increase the number of directors for 2010 from three to five. Unanimously approved.

There being no further business, meeting was adjourned at 5:15 p.m.

Respectfully submitted,

James Haney, Secretary  
Lou Ellen Wilson, Recorder