

**VERSAILLES III PROPERTY OWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**February 19, 2015**

Pursuant to duly given notice the Board of Directors Meeting of the Versailles III Property Owners Association, Inc. was called to order by the President, Mel Melton on February 19, 2015 at 9:00 a.m., Renaissance Club, Sun City Center, Fl. 33573.

President announced that the Association would use relaxed Roberts Rule of Order in the conduct of the business at this meeting.

**Roll Call:** Directors present: Mel Melton, Elaine Novosel, Chet Marmon and Rich Ricca. Also present L.E. Wilson & Associates representative, Lou Ellen Wilson.

**Minutes:** Motion was made by Rich Ricca, seconded by Elaine Novosel to approve the minutes of the October 15, 2014 and November 20, 2014 meeting as presented. Motion was unanimously approved.

**Appoint Board Member:** Motion was made by Elaine Novosel to nominate Harriett Seckel to fill the vacant position on the Board – Chet Marmon nominated Joanne Brennan to fill the vacant position on the Board. Elaine Novosel, Mel Melton and Rich Ricca voted for Harriett Seckel, Chet Marmon voted for Joanne Brennan. Harriett Seckel was seated immediately.

**Election of Officers:** Motion was made by Rich Ricca, seconded by Elaine Novosel to elect the following officers:

President: Mel Melton  
Vice President: Elaine Novosel  
Treasurer: Rich Ricca  
Secretary: Chet Marmon  
Director-at-Large: Harriett Seckel.

**Correspondence:**

E-mail: Joanne Brennan – volunteer to be a candidate for the open board position  
e-mail: Maurice Coffee – 1008 Emerald Dunes Dr – re: expansion of size of lanai.  
E-mail: Woody Cowell: 1017 Emerald Dunes – re: expansion of size of lanai  
E-mail: Bob Sullivan: 1012 Emerald Dunes – re: expansion of size of Lanai  
E-mail: Priscilla Haney: re: expansion of size o Lanai  
E-mail: Verney Brown: 1011 emerald Dunes – re: expansion of size of Lanai

**President's Report:** Mel Melton

**Financial Reports:** Manager reviewed the December 31, 2014 financials reports which were accepted for information. Motion was made, seconded and unanimously approved to authorize Manager to send a copy to members with the next Newsletter.

**Manager's Report:** Lou Ellen Wilson (copy attached)

**Committee Report:**

**Architectural Committee:** Due to the lack of volunteers to chair the Architecture Committee all requests for architecture changes have been forwarded to the Board of Directors for approval since the Annual Membership Meeting. Reference New Business.

**Social Committee:** No report, need volunteer to chair committee.

**Lawn Coordinator:** Mel Melton reported that SunTurf had been performing in accordance with their contract; however on Tuesday, February 17, 2015 they experience a fire in their shop that destroyed all of their equipment. Mel asked for member's patience as Greg Easters and the SunTurf team rebuild their shop and purchase new equipment.

**Social Committee:** Karen Marmon. No report.

**Old Business: None**

**New Business:**

1. **Ratification of Architectural Decisions:** Motion was made by Rich Ricca, seconded by Elaine Novosel to ratify the following request for architectural approval which were approved by unanimous consent of all board members via e-mail: Motion was unanimously approved.
  - 1052 Emerald Dunes – Install driveway pavers & walkway – Approved 12/10/14
  - 1048 Emerald Dunes – Landscaping request – Temporarily denied until more details are received. 12/22/14
  - 1048 Emerald Dunes – Building Extension – Denied 12/22/2014
  - 1040 Emerald Dunes – Screen Room – Approved 1/20/2015
  - 405 Grand Chateaux – Entry Way enclosure – Approved 2/11/2015
  - 401 Grand Chateaux – Replace popcorn borders – Approved 2/11/2015
  - 1048 Emerald Dunes – Relocate bush – Approved;  
Vegetable Garden – Denied 1/15/2015
  - 405 Grand Chateaux – extension of Lanai – After lengthy discussion, motion was made by Rich Ricca, seconded by Harriett Seckel to table action until next meeting when owner is present. Motion was unanimously approved.
  - Motion was made Rich Ricca, seconded by Harriett Seckel to approve request submitted this date to paint garage door same color at 1051 Emerald Dunes. Motion was unanimously approved.

2. **Appoint Architecture Committee:** After discussion motion was made by Rich Ricca, seconded by Harriett Seckel to appoint the following persons to the Architecture Committee: Motion was unanimously approved:  
Chairperson: Joanne Brennan  
Members: Jack Hawkins and Gene Duval  
Board Liaison: Elaine Novosel.
3. **Guidelines for Screen Rooms:** Motion was made by Rich Ricca, seconded by Harriett Seckel to request the Architecture Committee to draft guidelines for screen room enclosures for presentation to the Board at the next meeting. Motion was unanimously approved.
4. **Set Date for Next Meeting:** To be held in March, exact date to be announced

. There being no further business, meeting was adjourned at 10:45 a.m.

Respectfully submitted,

Chet Marmon, Secretary  
Lou Ellen Wilson, Recorder