

**VERSAILLES III PROPERTY OWNERS ASSOCIATION, INC.**  
**MINUTES ANNUAL MEMBERSHIP MEETING**  
**November 20, 2014**

Pursuant to duly given notice the Annual Membership Meeting of the Versailles III Property Owners Association, Inc. was called to order by the President Mel Melton at 9:10 a.m., November 20, 2014, Renaissance Club, Sun City Center, Fl.

**Establish Quorum:** Eleven (11) members were present in person or proxy. Quorum was not present, therefore meeting proceed for informational purposes only. Also present L.E. Wilson & Associates, Inc. representative Lou Ellen Wilson

**President's Report:** Mel Melton thanked the Board, Committees and members of the Association for their support this year.

- He urged members to volunteer for the committees and serve on the Board.
- Clarified removing and replacement of Oak Trees. Mel Melton stated they the Association Architecture was following the guidelines established by the Board which state that Hillsborough County Code must be followed which states members must get a permit to remove from Hillsborough and depending on the number of trees already on their property may have to replant another leaf bearing baring tree on their property.
- Construction by Minto of Verona: Mel stated he had contacted Minto as well and the EPC – results after meeting with EPC, Minto is leveling the dirt mounds and seeding the bare dirt. Also requests have been made to have Minto clean some of the home.

**Manager's Report:** Lou Ellen Wilson thanked the Board and the members for their cooperation. At this time all homes are current with the Assessments and the Association did not have to write off as bad debt any past due assessments on homes that were abandoned by the owners.

**Committee Reports:**

**Architectural:** Karen Marmon has resigned as Chairperson of the Arch Harriett Seckel volunteered to chair this committee if appointed by the Board. .

**Lawn:** Mel Melton reported that SunTurf has been very responsive to the member's concerns and encouraged members to report their concerns to the Manager's Office. These are forwarded immediately to the contract manager's office and copy to him. He personally follows up to make sure the work is done satisfactorily.

**Social Committee:** No Report

**Communications:** Members were encouraged to reference the web site at least weekly.

**Old Business: None**

**New Business:**

1. **Election of Directors:** Lou Ellen Wilson stated that due to quorum being present Board at the Organizational meeting will appoint members to fill the vacant terms.
2. **2015 Budget.** Lou Ellen Wilson reviewed the 2015 budget and answered questions. Board to approve at the Organization Meeting.

Everyone were given Best Wishes for a Merry Christmas, Happy Holiday Season and a Healthy New Year.

There being no further business, meeting was adjourned at 9:40 a.m.

Respectfully submitted,

Doug Gatchell, Secretary  
Lou Ellen Wilson, Recorder