

**VERSAILLES III PROPERTY OWNERS ASSOCIATION, INC.**  
**MINUTES ANNUAL MEMBERSHIP MEETING**  
**November 20, 2015**

Pursuant to duly given notice the Annual Membership Meeting of the Versailles III Property Owners Association, Inc. was called to order by the Vice President Elaine Novosel at 9:05 a.m., November 20, 2015, Renaissance Club, Sun City Center, Fl.

**Establish Quorum:** Twenty-two (22) members were present in person or proxy. Quorum was declared present. Also present L.E. Wilson & Associates, Inc. representative Lou Ellen Wilson

President asked if there were any objection if she appointed Lou Ellen Wilson as Chairperson of this meeting. There being none, Lou Ellen Wilson chaired the meeting.

**Approval of Minutes of the 2014 Annual Meeting:** Motion was made, seconded and unanimously adopted via voice vote to approve the minutes of the 2014 Annual Meeting as presented.

**Vice President's Report:** Elaine Novosel stated she attend the RAP (Renaissance Area Presidents) which meets quarterly to discuss concerns about the operation of the Club and RMA.

She thanked the members of the Board Rich Ricca and Harriett Seckel for their support and cooperation. She also thanked all the committee members and Doug Gatchell for maintaining the web page and the e-mail distribution list.

**Manager's Report:** Lou Ellen Wilson thanked the Board and the members for their cooperation. She stated the Board and committees had done an outstanding job.

Lou Ellen briefly reviewed the current financial report and stated the association is in excellent financial condition.

Lou Ellen explained that she is retiring June 30, 2016 and had sold the stock of L.E. Wilson & Associates to Jeff Staley, Apogee Services, Inc. The name of the company will remain the same, they have leased the office building for 5 years and all of the employees remained. The only change will be an upgrade in the technology – more information will be forthcoming in the newsletters as systems change. She thanked everyone for the opportunity to get to know you, learn from you and the opportunity to be a part of Sun City Center for the last 44 years.

**Committee Reports:**

**Architectural:** Gene Duval, Joanne Brennan and Terry Bennett. – No report

**Lawn:** Need Volunteers

**Social Committee:** Robin Bennett, Lynn Cranch and

**Communications:** Doug Gatchell – members were encouraged to visit the web often as dates of social events, meetings, newsletters, board meeting minutes, are posted there.

**Welcome/Social:** Need Volunteers.

**Old Business: None**

**New Business:**

1. **Election of Directors:** Chairperson stated there were four (4) positions to be filled this year for a two year term. Three persons had submitted their names as candidates Joanne Brennan, Bob Cranch and Bob Guzinzky. Motion was made to place those name in nomination – chair asked for additional nominations Dorothy Ricenbaw volunteered. There being four position open and four candidates, motion was made to close nominations and authorize the Secretary to cast an unanimously ballot for Joanne Brennan, Bob Cranch, Bob Guzinsky and Dorothy Ricenbaw. Motion was unanimously approved via voice vote.
2. **Fidelity Bond.** Chairperson stated that in accordance with F.S. 720 each association must have a fidelity bond to cover the board members unless members voted at the annual meeting not to purchase same. Motion was made, seconded and unanimously approved via voice vote to purchase a fidelity bond.
3. **Security Cameras.** Elaine Novosel stated that RAP was recommending the purchase of security cameras at the entrance to the Renaissance area (copy of proposal attached) Discussion was held regarding the merits of this proposal. Elaine stated she had performed a telephone poll of the members and a majority had indicated they would approve same.
4. **2016 Budget.** Lou Ellen Wilson reviewed the 2016 budget and answered questions. Board to approve at the Organizational Meeting.

There being no further business, meeting was adjourned at 10:20 a.m.

Respectfully submitted,

, Secretary  
Lou Ellen Wilson, Recorder

