

Versailles III Property Owners Association, Inc.
Board of Director's Meeting Minutes
March 25, 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, March 25, 2009 , 409 E. College Avenue, Ruskin, Fl. 33575 at 2:00 p.m.

Roll Call: Present: Richard Zak, Jim Haney, and Jim Kopernick. Also present L.E. Wilson & Associates, Inc. representative, Lou Ellen Wilson. Quorum declared present. Five (5) resident members present.

Minutes: Motion was made by Jim Haney, seconded by Richard Zak to approve the minutes of the February 4, 2009 meetings as corrected. Unanimously approved.

Financial Report: Board members reviewed the February 28, 2009 financial statements and accepted for information.

Manager's Report: Lou Ellen Wilson reported that no sales had been reported and all members associations fees were current except one. Foreclosure suit has been filed on this property by the Association.

Committee Reports:

Architectural Committee: Richard Zak, Gerry Cook reported that the committee had reviewed one request and approved same. Only outstanding issue is one bottle brush tree that was replaced without approval. Owner has been notified in writing.

Social Committee: Jim Kopernick reported that a bus and tickets had been reserved the Ray's ball game on July 15. Deposits have been made, only 18 reservations to date – reservations for 49. Reservations (44) have been made for the boat cruise on July 4th. Other activities are being discussed including another block party.

Lawn Committee: Jim Haney, Chairperson of Lawn Committee reported that invitations to be bid had been sent to three contractors. (He commented that he had been given an opportunity to review the specifications prior to mailing.) He had opened the bids –

Valley Crest - \$70.00 per home/per month (1 year contract)

SunTurf - \$67.00 per home/per month (3 year contract – price remains the same for year two, year three a 3% increase)

Turfkeepers - \$60-\$64.00 per home/per month (based on number of mowings (1 year contract)

Jim Haney further reported he had spoken with representative of Associations that currently use these contractors and all were reasonably satisfied with the service being received. All noted that the lack of rain & water restrictions as well as restricted chemical applications, it was very difficult for any contractor to maintain a nice green lawn.

Old Business:

1. **Lawn Contract:** After review of the bids and a discussion regarding additional services that could be included; namely vacuuming up oak leaves, it was the consensus that due to time limitations a contract would be voted on based upon the current specifications and extra services could be negotiated at a later date (even trade for services).

Motion made by Jim Haney to enter into a one year contract with Valley Crest at \$70.00 per month/per home. Motion died for lack of a second.

Motion made by Jim Kopernick, seconded by Richard Zak to instruct Manager to try to negotiate a three year contract with Valley Crest for the same price per home/per month. Also discuss adding vacuuming of the leaves and presenting a seminar on Bermuda Grass on May 7th at the Renaissance Club. Unanimously approved.

2. **Cable Contract:** - Manager presented proposed survey and accompanying documentation. After discussion, motion was made by Jim Haney, seconded by Richard Zak to authorize Manager to mail with the next newsletter just the survey form as presented with a brief explanation about the current contract and renewal options. Unanimously approved.
3. **Disaster Plan Survey:** After discussion, motion was made by Jim Haney, seconded by Richard Zak to authorize Manager to mail with the next newsletter information and survey provided by Jim Haney (copy attached) Unanimously approved.
4. **Update POA Electronic Communications:** action tabled. Jim Kopernick and Richard Zak to meet with Doug Gatchell to review proposed web site prior to implementation.

New Business:

1. **Newsletter:** Deadline for articles April 5, 2009.
2. **Date of Next Meeting: June 10, 2009** at 3:00 p.m., Manager's office.

Member Comments and Concerns:

For Sales Signs that is not professional made. – Declaration only regulates size; however, does not required professional signs.

There being no further business, meeting was closed at 3:45 p.m., to be continued via telephone to Board Members on March 27, 2009 – agenda Lawn Contract – based on Manager negotiations with Valley Crest.

Meeting Continuation:

March 27, 2009 – (via e-mail, with e-mail replied) Manager reported that Valley Crest had agreed to a three year contract at the rate of \$70.00 per month/per home with no escalation clause. Approved by all Board Members to authorize President to sign a three year contract with Valley Crest at \$70.00 per month/per home effective April 1, 2009, terminates March 31, 2012.

Respectfully submitted,

James Haney, Secretary
Lou Ellen Wilson, Recorder