

VERSAILLES III PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
September 26, 2013

Pursuant to duly given notice the Board Meeting of the Versailles III Property Owners Association, Inc. was called to order by the President, Mel Melton on September 26, 2013 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, Doug Gatchell, Chet Marmon, Rich Ricca and Elaine Novosel. Also present L.E. Wilson & Associates representative, Lou Ellen Wilson. Also present Karen Marmon, representing both the Architecture Committee and Social Committee.

Members Comments: None

Minutes: Motion was made by Mel Melton seconded by Rich Ricca to approve the minutes of the May 23, 2013 meeting as presented.

President's Report: Mel Melton reported that no major concerns had arisen since the last meeting – everything was quiet. He did recommend members have their a/c unit serviced annually. Mel thanked all the members who attend the services for Wayne Flietner.

Financial Reports: Manager reviewed the August 31, 2013 financial reports which were accepted for information. It was noted that the Association is in excellent financial condition.

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

Committee Report:

Architectural Committee: Karen Marmon reported they have reviewed 9 requests and all have been approved.. There no pending requests at this time.

Social Committee: Karen Marmon reported they were planning a pot luck dinner and members would be contacted via e-mail.

Lawn Coordinator: Mel Melton reported that in comparison to other lawns in the Renaissance area Versailles III lawns looked good – it was very noticeable where the lawns did not receive adequate water. Resident reported concerns regarding a wide blade grass that was not torpedo grass – SunTurf to check. Request made to ask SunTurf to instruct their employees to be more careful when weed eating around the homes.

Old Business:

1. **Accounts Receivable.** Reference Manager's Report.

New Business:

1. **Guidelines for Garage Screen Doors:** (copy attached) After review and discussion, motion was made by Mel Melton, seconded by Chet Marmon to approve guidelines as amended. Motion was unanimously approved.

2. **Policy Regarding Damage to a Member's home, caused by a Contractor hired by the Association.** After discussion, motion was made by Mel Melton, seconded by Elaine Novosel to policy as presented (copy attached). Motion was unanimously approved. Manager to notify residents in the next newsletter.

3. **Lawn Contractor Chipping Paint on homes with weedeater.** After discussion requested Manager contact the contractor and ask that their employees be more careful; however, if grass abuts the home and chipping is unavoidable, owner will be responsible for repainting. This includes the base of the carriage lights. Note to be placed in next newsletter.

4. **Proposed 2014 Budget.** After review, motion was made by Mel Melton, seconded by Rich Ricca to approve as presented. Final approval will be made by the Board at the organizational meeting immediately following the annual meeting. Due to cancellation of Brighthouse contract effective May 26, 2014 – Manager to show each quarterly fee separately.

5. **Date of Annual Membership Meeting: December 10, 2013 – 9:00 a.m. Club.**

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

Respectfully submitted,

Doug Gatchell, Secretary
Lou Ellen Wilson, Recorder