

Versailles III Property Owners Association, Inc.
Board of Director's Special Workshop Meeting Minutes
June 28, 2010

Pursuant to duly given notice the Board of Directors Meeting of the Versailles III Property Owners Association, Inc. was convened in the front of 1025 Emerald Dunes Drive, Sun City Center, Fl. 33573 on June 28, 2010 at 1 p.m.

Roll Call: Present: Maggi Guzinsky, Mel Melton & Jim Haney. Also present L.E. Wilson & Associates, Inc. Absent: Dale Revell, Joanne Brennan, Manage company representative, Lou Ellen Wilson, Valley Crest representative John Cornelius. Approximately 8 resident members present at various stages of the walk around.

Each home in the community was toured and the following concerns were observed:

Random areas of brown grass – several causes were identified

- (a) inadequate coverage by irrigation system and the fact once a week irrigation during the drought was not sufficient to maintain a healthy lawn. Valley Crest representatives upon request will check the irrigation systems.
- (b) No chemical burns were observed.
- (c) Appears to be nematodes problems (not covered in contract) Valley Crest agrees to test several lawns to determine if that was the cause.
- (d) Water ponding which causes mold and fungus – due to fact owners have installed landscape beds that are interfering with the original design to drain storm water.
- (e) Toxin run-off from the roof shingles – suggestion the owner install gutters

Torpedo Grass – this grass in some areas is invading from the golf courses, in other areas could possibly be carried by mowers, wind and birds. Torpedo grass is not covered in the contract with Valley Crest; however, VC agreed to work with the owners and give them an estimate of the cost to apply two to three treatments of the only chemical known to curtail its growth, but is not guaranteed. Other alternative is to completely kill the infected areas with round up and then resod.

Other Observations:

- (a) Trees that need to be pruned to allow sunlight to penetrate – manager to write article in Newsletter with sample pictures.
- (b) Storm Water drains behind one home (golf course property) appears to need cleaning – Manager to contact Golf course superintendent.

Possible Solutions:

- (a) Different type of grasses – Valley Crest will install at their cost several trays of Empire Zoysia grass plugs to determine if they might be a better solution.

- (b) Increase shubs beds with Florida Friendly plants under trees and around homes where the lawn does not get 8 hours of sunlight.

The meeting concluded at approximately 2:30 p.m.

Respectfully submitted:

Maggi Guzinsky, Secretary
Lou Ellen Wilson, Recorder