

Versailles III Property Owners Association, Inc.
Board of Director's Special Meeting Minutes
July 31, 2009

Pursuant to duly given notice the Board of Directors Special Meeting of the Versailles III Property Owners Association, Inc. was called to order by Jim Kopernick, at 3 p.m. President, July 31, 2009, 409 E. College Avenue, Ruskin, FL 33570

Roll Call: Present: Richard Zak, and Jim Kopernick. Absent: Jim Haney Also present L.E. Wilson & Associates, Inc. representative, Lou Ellen Wilson, via telephone and Sunny Wiggins. . Quorum declared present.

New Business:

1. Architectural Approval 1025 Emerald Dunes Drive.

Gerry Cook summarized the Architectural Committee report with the following background information:

Mr. and Mrs. Haney owners of 1025 Emerald Dunes received approval from the Architectural Committee to repaint their home the same color as originally applied by WCI. When the home was painted it was not the original color nor had the Haney's asked for permission to change the color and paint a swatch of the new color on their home for the Committee approval. After review of the color of the house the committee recommended to the Board that (1) the color be disapproved, (2) the owner complete a new architectural request and (3) the owner paint a swatch of the original color on the home to be reviewed by the ARC committee who will determine how close it comes to the repainted color.

After a lengthy discussion by the members of the committee with the Board members. Motion was made by Richard Zak, seconded by Jim Kopernick that in order to maintain the architectural standards of the community and guidelines as established for repainting of the homes (approved colors are maintained by the ARC) that the color of the home be disapproved. Unanimously approved. Further, motion made by Richard Zak, seconded by Jim Kopernick, that Mr. and Mrs. Haney resubmit a new ARC request for the original color, and paint a swatch of the original color on a wall of the home. This request will be reviewed by the Architectural Committee and their recommendation will be submitted to the Board. Unanimously approved.

There being no further business, meeting was adjourned at 4:15 p.m.

Respectfully submitted,

James Haney, Secretary
Lou Ellen Wilson, Recorder