

**Woodlands South Condominium Association  
Minutes of the Board of Directors Regular Meeting**

**Wednesday, March 18, 2015  
Northville Township Hall – Upstairs Conference Room**

1. President Pitcock called the meeting to order at 1:00 p.m. Members present: Dave Pitcock, Frederick Sheill, Edwin Worth, David Guyot and Carrie Nay. Member(s) absent: None. Others present: Management representative Helene Haratsaris; Brian Fraser, Greenlawn Landscaping (presentation).
2. Approval of Agenda – the agenda was accepted as presented by consensus.
3. Co-owner Comments: None
4. Approval of Minutes: David Guyot moved, Frederick Sheill seconded, to approve the February 18, 2015 regular meeting minutes as presented. Motion passed, all in favor.

**5. Committee Reports**

- 5.1. Architectural – No Report

Entered Brian Fraser, Greenlawn Landscaping, 1:10 p.m. Re: Reviewed equipment, snow removal, irrigation and landscape expectations for 2015; mulch proposal type and locations. Contractor left meeting at 1:45 p.m.

- 5.2. Communications – No Report
- 5.3. Finance – No report
- 5.4. Landscaping – Waiting for snow birds; feedback on identification of areas that need attention.
- 5.5. Rules & Regulations – For consideration and review passed out recommended update to Rules & Regulations Guidelines Re: decks.
- 5.6. Social – The spring event will be hosted by Paul and Cynthia Gliesman, unit 90.

6. Financial Report February 2015 –Treasurer Guyot reviewed budget numbers and expenses, under budget year-to-date. Account transfer was made to eliminate maintenance charges on a small account.
7. Management Report highlights were reviewed.

**8. Unfinished Business**

- 8.1. Trees – Tabled to spring
- 8.2. Website Calendar – President Pitcock will communicate monthly activities for the newsletter.

**9. New Business**

- 9.1. Modification Request – Unit 129 Re: Landscaping - David Guyot moved, Frederick Sheill seconded, to approve the modification with the condition that the proposed modification keep the same foot print as the existing landscape bed. Motion passed, all in favor.
- 9.2. Modification Request – Unit 129 Re: Deck Tiles - David Guyot moved, Frederick Sheill seconded, to advise Co-owner Rod Johnson that this modification form is not required because the tile is not attached to the deck. Motion passed, all in favor.
- 9.3. Mulch Proposal – tabled pending proposal and samples; both to be forwarded to the Board for consideration upon receipt.
- 9.4. Painting Proposals – Four competitive proposals were requested, with three received. David Guyot moved, Edwin Worth seconded, to accept the Loewe Painting proposal for 2015 as

presented. Motion passed, all in favor. Type of paint to be clarified with potential contract extension to be reviewed.

10. **Directors' Remarks:** Discussed 2014 concrete scheduled for spring 2015.
11. **Co-owner Comments:** None
12. **Next Meeting** – The next regular board meeting is scheduled for Wednesday April 15, 2015 at 1:00 p.m. in the offices of the Northville Township Hall unless otherwise decided by the Board of Directors.
13. **Adjournment**
  - 13.1. Adjournment to Executive Session – David Guyot moved, Carrie Nay seconded, to adjourn the meeting to executive session. Motion passed; all in favor. The meeting was adjourned to Executive Session at 3:38 p.m. and called back to order at 3:46 p.m.
  - 13.2. Adjourn the meeting - David Guyot moved, Carrie Nay seconded, to adjourn the meeting. Motion passed; all in favor. Meeting was adjourned at 3:47 p.m.

Respectfully submitted:  
Helene Haratsaris  
Herriman & Associates, Inc.

Minutes Approved on: April 15, 2015

---

David Pitcock, President

---

Edwin Worth, Secretary