

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

**Wednesday, April 15, 2015  
Northville Township Hall – First Floor 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; Co-owner Frank Gendernalik (U123).
2. Approval of Agenda – the agenda was accepted as amended by consensus, being additions of 8.3 Street Sweeping, 9.6 Modification Request – Unit 185 Re: Landscaping, 9.7 Modification Request – Unit 130 Re: Landscaping, Modification Request – Unit 68 Re: Landscaping, 9.9 Modification Request – Unit 170 Re: For Sale Sign, 9.10 Break-Ins.
3. Co-owner Comments:
  - 3.1. Unit 123 Re: Garage Floor and Deformed Tree; Frank Gendernalik left the meeting at 1:16 p.m.
4. Approval of Minutes: Frederick Sheill moved, David Guyot seconded, to approve the March 18, 2015 regular meeting minutes as presented. Motion passed, all in favor.
5. **Committee Reports**
  - 5.1. Architectural – No Report
  - 5.2. Communications – No Report; Consider “flashes” for emergencies.
  - 5.3. Finance – No report
  - 5.4. Landscaping – Seeking additional volunteers.
  - 5.5. Rules & Regulations – No Report.
  - 5.6. Social – Early summer deck party will be hosted on June 19<sup>th</sup> by Paul and Cynthia Gliesman, unit 90.
6. Financial Report March 2015 –Treasurer Guyot reviewed accounts with the sum being very close to budget.
7. Management Report highlights were reviewed.
8. **Unfinished Business**
  - 8.1. Trees – Fred Sheill surveyed the community with Crimboli Nursery representative Adam to view Imprelis tree status. Ball park tree trimming and status of spruces are expected to be available soon.
  - 8.2. Mulch Proposal – Greenlawn Landscaping provided samples of mulch for consideration including dyed material. Edwin Worth moved, Frederick Sheill seconded, to use hardwood sample #2, which is natural double shredded. Motion passed, all in favor. Edwin Worth moved, David Guyot seconded, to accept the Greenlawn Landscaping mulch proposal dated 3/23/15 estimate #18693 as presented at a cost of \$18,584.00. Motion passed, all in favor.
  - 8.3. Street Sweeping - David Guyot moved, Frederick Sheill seconded, to arrange for street sweeping as soon as possible. Motion passed, all in favor.
9. **New Business**
  - 9.1. Modification Request – Unit 168 Re: Awning - David Guyot moved, Edwin Worth seconded, to deny the modification, not being within the scope of the Rules & Regulations Guidelines. Motion passed, four in favor, one opposed.

- 9.2. Modification Request – Unit 8 Re: Landscaping - David Guyot moved, Fred Sheill seconded, to approve the modification with the understanding that there is no liability on the part of the Association. Motion passed, all in favor.
- 9.3. Modification Request – Unit 80 Re: Landscaping - David Guyot moved, Carrie Nay seconded, to approve the modification, being within the scope of the Rules & Regulations Guidelines. Motion passed, all in favor.
- 9.4. Modification Request – Unit 90 Re: Exterior Lighting - David Guyot moved, Fred Sheill seconded, to approve the modification, being within the scope of the Rules & Regulations Guidelines. Motion passed, all in favor.
- 9.5. Deck Concern – Unit 55 – Co-owner was seeking direction regarding the slope of the ground and impact on the deck. No Board action is required.
- 9.6. Modification Request - Unit 185 Re: Landscaping – David Guyot moved, Edwin Worth seconded, to approve the landscape modifications requests for units 185, 130, and 68 as presented, being within the scope of the Rules & Regulations Guidelines. Motion passed, all in favor.
- 9.7. Modification Request - Unit 130 Re: Landscaping – See agenda item 9.6.
- 9.8. Modification Request – Unit 68 Re: Landscaping – See agenda item 9.6.
- 9.9. Modification Request – Unit 170 Re: For Sale Sign - David Guyot moved, Fred Sheill seconded, to approve the modification with the conditions that the sign shall be no larger than one window pane (sash), first floor/ground level facing the street. Motion passed, all in favor.
- 9.10. Break-Ins – Request Northville Township Liaison Officer speak at Woodlands South Townhall Meeting scheduled for May 12<sup>th</sup>..

10. **Directors' Remarks:** None

11. **Co-owner Comments:** None

12. **Next Meeting** – The next regular board meeting is scheduled for Wednesday May 20, 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 3:11 p.m. and called back to order at 3:46 p.m.
- 13.2. Adjourn the meeting - David Guyot moved, Fred Sheill seconded, to adjourn the meeting. Motion passed; all in favor. Meeting was adjourned at 3:25 p.m.

Respectfully submitted:  
Helene Haratsaris  
Herriman & Associates, Inc.

Minutes Approved on: May 20, 2015

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David Pitcock, President

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Edwin Worth, Secretary