

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

**Wednesday, May 20, 2015  
Northville Township Hall – Second 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 9.8 Garage Sale.
  3. Co-owner Comments:
    - 3.1. Unit 123 Re: Garage Floor Repair
  4. Approval of Minutes: Frederick Sheill moved, David Guyot seconded, to approve the April 15, 2015 regular meeting minutes as presented. Motion passed, all in favor.
  - 5. Committee Reports**
    - 5.1. Architectural – No Report
    - 5.2. Communications – No Report
    - 5.3. Finance – No report
    - 5.4. Landscaping – Reviewed entrance maintenance and responsibility for weeding, which is completed by Greenlawn once per month; additional may be needed.
    - 5.5. Rules & Regulations – will develop an amendment for review.
    - 5.6. Social – Early summer deck party date has been changed to June 26<sup>th</sup> at the home of Paul and Cynthia Gliesman, unit 90.
  6. Financial Report April 2015 –Treasurer Guyot reviewed accounts with the sum being very close to budget, being \$250.00 over the budgeted amount through the month of April.
  7. Management Report highlights were reviewed.
  - 8. Unfinished Business**
    - 8.1. Trees – the proposal requested following the tree site inspection will be forthcoming from Crimboli nursery. Tree evaluation is in development.
    - 8.2. Garage Floor – Unit 123 – The Board is researching concrete repair options.
  - 9. New Business**
    - 9.1. Tree Mulch – David Guyot moved, Carrie Nay seconded, to reaffirm May 1, 2015 email vote to have Greenlawn Landscaping add mulch around all boulevard trees at a cost of \$6060.00. Motion passed, all in favor.
    - 9.2. Tree Removal Proposal – Unit 2/3 is to remove trees in the middle, not the last two. Two proposals were requested and will be provided for review when received.
    - 9.3. Modification Request Appeal – Unit 128 Re: Awning – Following review of previously denied request, not being within scope of Condominium Documents, David Guyot moved, Edwin Worth seconded, to deny the appeal of the Board’s previous decision. Motion carried, all in favor.
- Co-owner F. Gendernalik left the meeting at 2:20 p.m.
- 9.4. Painting Proposal(s) – Three years - David Guyot moved, Frederick Sheill seconded, to accept the proposals from Loewe Painting for the 2016, 2017, and 2018 painting as presented. Motion passed, all in favor.

- 9.5. Lawn Restoration Behind Unit – the area will be reviewed and followed with the intent to restore to lawn without grading. Altering the grade may not be possible due to location.
  - 9.6. Wagenschutz Lawn Report – An inspection of the grounds indicates that grass problems attributed to crab grass are bent grass. Bent grass cannot be treated for control; it must be removed and the area reseeded. No action is planned at this time.
  - 9.7. Mailbox Replacements – existing mailboxes are not readily available to the mailbox contractor, who requested review and direction. The Board elects to remain with the current plastic boxes, looking to an alternate supplier for those in need of replacement. This item is tabled for further research.
  - 9.8. Garage Sales – The annual garage sale is the first weekend in June. President Pitcock has placed an advertisement in the local papers same as past years.
10. **Directors' Remarks:** Landscape issues of clumped grass and scalping of lawn areas were pointed out.
11. **Co-owner Comments:** None
12. **Next Meeting** – The next regular board meeting is scheduled for Wednesday June 17, 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, Fred Sheill seconded, to adjourn the meeting to executive session. Motion passed; all in favor. The meeting was adjourned to Executive Session at 3:08 p.m. and called back to order at 3:23 p.m.
  - 13.2. Adjourn the meeting - David Guyot moved, Edwin Worth seconded, to adjourn the meeting. Motion passed; all in favor. Meeting was adjourned at 3:24 p.m.

Respectfully submitted:  
Helene Haratsaris  
Herriman & Associates, Inc.

Minutes Approved on: June 17, 2015

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David Pitcock, President

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Edwin Worth, Secretary