

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

**Wednesday, June 17, 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, David Guyot and Carrie Nay. Member(s) absent: Edwin Worth. Others present: Management representative Helene Haratsaris; Co-owners Joe Urban (U32), Frank Gendernalik (U123 – entered at 1:12 p.m.).
2. Approval of Agenda – the agenda was accepted as presented by consensus.
3. Co-owner Comments:
  - 3.1. Unit 171 – Re: Tree Root Concern
  - 3.2. Unit 118 – Re: Willow Tree Root Concern
  - 3.3. Unit 32 – Re: Tree Root Concerns; co-owner left the meeting at 1:20 p.m.
  - 3.4. Unit 123 – Re: Garage Floor; Communication; Gutter Maintenance
4. Approval of Minutes: David Guyot moved, Carrie Nay seconded, to approve the May 20, 2015 regular meeting minutes as presented. Motion passed, four in favor, one absent, none opposed.
5. **Committee Reports**
  - 5.1. Architectural – No Report
  - 5.2. Communications – Sign boards will be put out for community event with no date for security reasons; emergency mass email possibilities are being reviewed.
  - 5.3. Finance – No report
  - 5.4. Landscaping – Fred Sheill presented a list of trees to be removed with some replacements, copy attached. Fred Sheill moved, David Guyot seconded to complete the tree removal and replacement as proposed. Motion passed, four in favor, one absent, none opposed. David Guyot moved, Fred Sheill seconded to execute the tree removal and replacement proposed at a cost not to exceed \$2500.00. Motion passed, four in favor, one absent, none opposed. The committee identified 64 evergreens that need attention. There are two types of fungus that could be the cause plus the Zimmerman moth. Greenlawn to be requested for source of mulch and review of lawn areas for restoration.
  - 5.5. Rules & Regulations – No report
  - 5.6. Social – Early summer deck party will not have a rain date. In case of inclement weather the event will be moved in doors.
6. Financial Report May 2015 –Treasurer Guyot reviewed accounts; with no unusual findings.
7. Management Report highlights were reviewed.
8. **Unfinished Business**
  - 8.1. Trees - See agenda item 5.4 above. Management to obtain proposals for tree and shrub care.
  - 8.2. Garage Floor – Unit 123 – Fred Sheill moved, David Guyot seconded, to reaffirm June 2 email vote to accept proposal from PG of the Motor City for concrete repair at a cost of \$2868.00 with co-owner paying for storage and removal of items at a cost of \$750.00. Motion passed, four in favor, one absent, none opposed.
  - 8.3. Tree Removal Proposal – Unit 2/3 – David Guyot moved, Carrie Nay seconded, to reaffirm June 3 email vote to accept proposal from All Season Tree to remove trees 3 and 4 (last two trees in line) at a cost of \$600.00. Motion passed, four in favor, one absent, none opposed.

8.4. Mailbox Replacements – no additional information; tabled to July meeting.

**9. New Business**

- 9.1. Modification Request – Unit 48 Re: Tree Trimming – David Guyot moved, Fred Sheill seconded, to allow co-owner to do tree trimming as requested at their expense. Motion passed, four in favor, one absent, none opposed.
- 9.2. Modification Request – Unit 143 Re: Garage Floor Finish – David Guyot moved, Carrie Nay seconded, to approve the modification request as presented. Motion passed, four in favor, one absent, none opposed.

10. **Directors' Remarks:** None

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

12. **Next Meeting** – The next regular board meeting is scheduled for Wednesday July 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, Fred Sheill seconded, to adjourn the meeting to executive session. Motion passed; all in favor. The meeting was adjourned to Executive Session at 2:58 p.m. and called back to order at 3:05 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 3:06 p.m.

Respectfully submitted:  
Helene Haratsaris  
Herriman & Associates, Inc.

Minutes Approved on: July 15, 2015

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David Pitcock, President

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Edwin Worth, Secretary