Woodlands South Condominium Association
Minutes of the Board of Directors Regular Meeting
Wednesday, October 21, 2020
Offices of Herriman & Associates, Inc.

1. President Pitcock called the conference call meeting to order at 9:26 a.m. Members present, David Pitcock, Frederick Sheill, Edwin Worth (remote), Carrie Nay, and John Shelar, Jr. (remote) Member(s) absent: None. Others present: Management representative Helene Haratsaris.

2. Approval of Agenda – Carrie Nay moved, Edwin Worth seconded, to accept the agenda as presented. Motion passed, four in favor, one absent, none opposed.

3. Co-owner Comments: None

4. Approval of Minutes: Edwin Worth moved, Frederick Sheill seconded, to accept the September 16, 2020 regular meeting minutes as presented. Motion passed, all in favor.

5. **Committee Reports**
   - 5.1. Architectural – None.
   - 5.2. Communications – Everything on the website is now up to date, with all amendments and documents to be included.
   - 5.3. Landscaping – Exploring options for entrance enhancement.
   - 5.4. Social – The social committee is seeking ideas for activities.

6. Financial Report
   - 6.1. Financial Report- Treasurer Worth reported on the audit. Edwin Worth moved, Frederick Sheill seconded, to accept the audit as presented. Motion passed. Financials were reviewed, noting over budget building maintenance expenses.

7. Management Report highlights were reviewed.

8. Open Maintenance Items – Open items were reviewed.
   - 8.1. SME Proposal(s) Re: Maintenance Scope - pending

9. **Unfinished Business**
   - 9.1. Unit 140 Modification Request Re: Patio with Landscaping – needs addition of color, pictures, layout.
   - 9.2. Tree Trimming Proposal – Tabled to spring, with entrance trimming by Great Oaks requested.
   - 9.3. Unit 144 Modification Re: Enclosed Porch – removed from the agenda without action.
   - 9.4. Other

10. **New Business**
    - 10.1. Unit 147 Modification Re: Landscaping- Edwin Worth moved, Frederick Sheill seconded, to accept with exception of mulch, which must be to the standard double shredded natural hardwood, and the snowball shrubs must be kept to the community standards, cut to four feet and away from the building each fall. Motion passed, all in favor.
    - 10.2. Unit 147 Modification e: Brick Pavers - Edwin Worth moved, Frederick Sheill seconded, to accept the modification as presented. Motion passed, all in favor.

11. **Directors' Remarks:** The display of political signs was noted, being in violation of the Association Condominium Documents sign specifications.

12. **Next Meeting** – The next board meeting is scheduled for Wednesday, November 18, 2020 at 9:15 a.m. at Herriman & Associates, Inc. unless otherwise decided by the Board.

13. Executive Session: Adjournment to Executive Session – Frederick Sheill moved, Carrie Nay seconded, to adjourn the meeting to executive session. Motion passed, all in favor. Meeting was adjourned to Executive Session at 11:09 a.m.

14. **Adjournment**
    Meeting called back to order at 11:32 a.m. with John Shelar moving, Edwin Worth seconding, to adjourn the meeting. Motion passed, all in favor, with meeting adjourned at 11:32 a.m.

Respectfully submitted:
Helene Haratsaris
Herriman & Associates, Inc.

Minutes Approved on: November 18, 2020

David Pitcock, President	Carrie Nay, Secretary