

**WILLOW WOOD VILLAGE
HOMEOWNERS' ASSOCIATION, INC.**

NOTICE OF BOARD OF DIRECTORS MEETING

Notice is hereby provided that a Regular Meeting of the Board of Directors of the WILLOW WOOD VILLAGE HOMEOWNERS' ASSOCIATION, INC. will be held as follows:

DATE: Tuesday, January 6th, 2026

TIME: 6:30 PM – 8:00 PM (Regular Board Meeting)

PLACE: Willow Wood Pool Cabana and Online

AGENDA:

- **Proof of Notice** – L Desantis
- **Roll Call & Establish Quorum** – K d'Entremont
- **Call Meeting to Order** – K d'Entremont
- **President's Remarks** – K d'Entremont

- **Approval of Meeting Minutes – Board Motion / Vote**
 - October 7th, 2025
 - November 13th, 2025 – Organizational Meeting

- **Treasurer's Report** – L Marotta
 - Operating Account and Reserve Account Balances as of December 31, 2025
 - Delinquencies
 - Lien / Foreclosure Updates

- **Property Manager's Report** – L DeSantis
 - Property Inspection conducted Dec 27, 2025
 - Retaining walls behind buildings 1109-1119, 1125-1137 and 1141-1165 in Somerset Cir S
 - Mold on houses and fences
 - Green telecom boxes
 - Painting wood on exterior of cabana (around the back)
 - Pool deck – quotes needed
 - Storm Drain Replacement in front of 1012 Willowood Ln
 - Chelsea Ct Drainage – need to follow-up with engineer
 - Sealcoat, Asphalt Repair, Parking Stops & Striping – Discuss options, timing
 - MSI – Work needing to be carried out early January:
 - Repairs needed In front of 152 Devon Ct – damage caused by power company

- Installation of new irrigation line at Chelsea Ct entrance for oleanders
- **Unfinished Business:**
 - Spectrum Update – L Marotta
- **Committee Reports:**
 - Recreation Area –
 - Cabana Repair tentative start date February 9, 2026
 - Research / Legal / Governing Docs – K d’Entremont
- **New Business:**
 - Hardship Exception – Request for one-year (Feb 1, 2026 – January 31, 2027) renewal of hardship exception to rental cap and restrictions – Board Decision
 - Board Member Remarks
 - Homeowner Remarks
 - Anything to Come Before the Board
- **Adjournment**

By Order of the Board of Directors
January 2nd, 2026