

**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 6<sup>th</sup>, 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 7<sup>th</sup>, 2025
  - November 13<sup>th</sup>, 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 2<sup>nd</sup>, 2026**