



Willow Wood Village Homeowners Association, Inc.

Regular Meeting of the Board of Directors - Minutes

Tuesday, September 9th, 2025

Meeting called to order: Called to order by K d'Entremont, 6:33 p.m.

Proof of Notice: Notice emailed/posted on 09/07/25.

Roll Call and Establish Quorum: Present were K d'Entremont, L Marotta (online), T Reynoso, W Brinkley, J Scott. R Santangelo, M D'Elia absent. Quorum reached.

Approval of Meeting Minutes:

1. July 8th, 2025 – L Marotta moved to approve, 2nd by T Reynoso. Approved.
2. August 5th, 2025 (Special Meeting) – T Reynoso moved to approve, 2nd by L Marotta. Approved.

Treasurer's Report –

1. Treasurer, L Marotta reported that our Operating Account Balance as of August 30, 2025 was \$44,986.59 and Reserve Account Balance was \$104,691.56.
2. Finalize and Adopt 2026 Budget: Board reviewed Budget. L Marotta noted that there will be no increase in HOA fees for 2026. T Reynoso moved to approve, 2nd by J Scott. Approved.
3. Delinquencies are down. L Marotta noted that once a resident is referred to the attorney, then all communication is between the attorney and the resident including payment of arrears.

Property Manager's Report – Property Manager, L DeSantis

1. Security System and Pool Access System quotes: L DeSantis presented one quote for review. The board agreed that two more quotes should be pursued before any recommendations can be made.
2. Cabana repair quotes: L DeSantis presented one quote for review. The board agreed that two more quotes should be pursued before any recommendations can be made.
3. Candidate Applications: Applications are on the website under the Annual Meeting tab.
4. Irrigation Update: All known leaks have been repaired. The schedule for irrigation is Thursday and Sunday, early in the morning.
5. Violations / Fining Committee update: Three properties have been referred to the committee. L DeSantis presented an additional property to the board to vote on sending to the committee. T Reynoso moved to approve, 2nd by L Marotta. Approved.
6. Landscaping: No report. L DeSantis to talk to landscaping company regarding a homeowner report of damage to mailboxes on Somerset South.

Unfinished Business:

1. Electronic Voting update: Only 26% of homes have signed up. Residents are asked to help neighbors if they need assistance submitting the forms.
2. Update on Chelsea Court drainage issue – tabled – R Santangelo will follow up.
3. New Online Form for Cabana Reservations: Form is on the website under Cabana Reservation Form.

Committee Reports

1. Recreation Area:
 - Hurricane checklist: Reminder regarding hurricane preparedness documents and resources on the community website.
2. Research / Legal / Governing Docs:
 - Properties in Leased Status: List will be appended to these minutes.

New Business

7. Architectural Alteration Submission: T Reynoso moved to approve, 2nd by L Marotta. Approved.

Homeowners' Remarks

- Various owners had questions and/or comments that were heard and/or responded to by the Board or Management

Adjournment: K d'Entremont motioned to adjourn the meeting at 7:46 p.m., 2nd by T Reynoso. Adjourned.

Respectfully submitted:

Tina Reynoso, Secretary

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THESE MINUTES HAVE BEEN APPROVED AT A BOARD MEETING ON OCTOBER 7, 2025