



Willow Wood Village Homeowners Association, Inc.

Regular Meeting of the Board of Directors - Minutes

Tuesday, April 28, 2026

Meeting called to order: Called to order by K d'Entremont, 6:31 p.m.

Proof of Notice: Notice emailed/posted on 4/24/26.

Roll Call and Establish Quorum: Present were K d'Entremont, L Marotta (ONLINE), T Reynoso, W Brinkley, R Santangelo. Quorum reached.

Approval of Meeting Minutes:

1. March 3, 2026 – L Marotta moved to approve, 2nd by R Santangelo. Approved.

Treasurer's Report – L Marotta

1. Treasurer, L Marotta reported that our Operating Account Balance as of April 27, 2026 was \$72,169.76 and Reserve Account Balance was \$134,531.63.
2. Delinquencies remain much lower, but with the new bank process, we are working through some issues. There are currently \$7700 in delinquencies, and \$1000 of that is from a fine.
3. There is a tab on the website with instructions for enrolling in Click Pay.
4. There is currently one property that is at the point of filing for foreclosure. L Marotta asked for a motion to begin foreclosure proceedings. R Santangelo moved to approve, 2nd by W Brinkley. Approved.

Property Manager's Report – Property Manager, L DeSantis

Update on previous items:

- Irrigation – L DeSantis has arranged a conference call with the new MSI owner, Luke, for April 29.
 - 1026 Willowood – repairs for the tree root
 - 150 Darby Ct – valve not working
 - Oleander drip lines should be installed the 30th
- Erosion – There is a call in to the company who did the work last year to come out and review the work
- Pool – The rope was replaced. The pool gate is not closing properly again and will be repaired. The shower handle has been replaced. There were three broken chairs in the pool area, two have been repaired, one still needs repair. One of the umbrellas has a broken cord – this will be reviewed for replacement. There is a new umbrella stand by the pickleball courts.
- Lawn Service – Mulch was done in the pool area, the banana trees were trimmed, the trees on Patricia were trimmed, the debris on the Willowood / Scottsdale fence was picked up. There are possibly termites in some oak trees – this is a natural occurrence in nature and isn't an issue unless it affects the soundness of the tree.
- Pressure Washing sidewalks and common areas – this has been put on hold due to water restrictions in the city.
- Street Signpost – the post on the corner of Chelsea Court and Willow Wood Lane has been replaced.

Unfinished Business:

1. Sealcoat, Asphalt Repair, Parking Stops & Striping – The quotes from the vendors were reviewed. R Santangelo moved to approve the quote from All Phase. 2nd by T Reynoso. Approved. This project will be paid from the Reserve Account.
2. Pool Deck - The quotes from the vendors were reviewed. R Santangelo moved to approve the quote from Pat Morgan Pools. 2nd by W Brinkley. Approved. The project will be accounted for in our Budget under “General Maintenance”.
3. Reserve Study - \$1500.00 for the review. L Marotta moved to approve. 2nd by W Brinkley. Approved.
- 4.

Committee Reports

1. Recreation Area: No Update
2. Research / Legal / Governing Docs – K d’Entremont
 - There were no changes for HOAs in this legislative session.
 - Fining Committee Membership – One of the committee members is no longer available. K d’Entremont nominated Janice Gillard to replace the member. 2nd by R Santangelo. Approved.

New Business

- Association Portal – L Marotta
 - All HOAs of over 100 units must have website access for the public as well as a password protected portal for owners. All financials, minutes, vendors, insurance contracts, rosters of owners and board info will be on the portal.
 - How to register: L DeSantis will send an email to residents. The portal is:
<https://portal.goenumerate.com>
- Board Member Remarks

Homeowners’ Remarks

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

Adjournment: R Santangelo motioned to adjourn the meeting at 7:56 p.m., 2nd by T Reynoso. Adjourned.

Respectfully submitted:

Tina Reynoso, Secretary

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These minutes were approved at a Regular Board Meeting July 7, 2026