



Willow Wood Village Homeowners Association, Inc.

Regular Meeting of the Board of Directors - Minutes

Tuesday, October 7th, 2025

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

Proof of Notice: Notice emailed/posted on 10/03/25.

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

Approval of Meeting Minutes:

1. September 9th, 2025 – L Marotta moved to approve, 2nd by T Reynoso. Approved.

Treasurer's Report – L Marotta

1. Treasurer, L Marotta reported that our Operating Account Balance as of September 30, 2025 was \$48,421.17 and Reserve Account Balance was \$108,933.56.
2. Delinquencies are down significantly.
3. There are three major delinquencies. Two have been sent Notice of Intent to Lien letters. The third is on the agenda to discuss initiating foreclosure proceedings.
 - A lien was filed on July 14, 2025.
 - There have been multiple communications but as of today, the outstanding balance has not been paid.
 - L Marotta asked for a vote on initiating foreclosure proceedings. L Marotta moved, R Santangelo 2nd. Approved.

Property Manager's Report – Property Manager, L DeSantis

1. Security System: L DeSantis has received two quotes. One more is coming. The board will wait for the final quote before voting.
2. Pool Cameras: L DeSantis has received two quotes. Item is tabled.
3. Cabana repair quotes: L DeSantis presented three quotes for review. K d'Entremont moved to approve the quote from Outdoor Living Solutions. T Reynoso 2nd. Approved. L DeSantis to contact the company to schedule the repairs.
4. Candidate Applications: Applications are on the website under the Annual Meeting tab.
5. Irrigation Update: MSI said that the valve at 153 Thistle is done. All current leaks have been repaired and the system is up and running.
6. Violations / Fining Committee update: Three properties have been sent letters to comply or fines will be assessed at \$100/day to a maximum of \$1000.00.
7. Landscaping: No update.

Correspondence Received:

- The President addressed an incident involving an inappropriate homeowner communication to the Board and Property Manager that was hostile, accusatory, and inconsistent with community standards.
- The Board provided the homeowner with a written response that clarified the facts and rejected the

tone and conduct as unacceptable.

- The President reaffirmed that all homeowner communications must be respectful, factual, and be submitted through the property manager for proper handling.

Unfinished Business:

1. Spectrum update: Homeowners should have received letters outlining the new package. The new contract starts September 29, 2025.
2. Update on Chelsea Court drainage issue – tabled – R Santangelo will follow up.
3. Electronic Voting update: Test emails went out.

Committee Reports

1. Recreation Area:
 - The board thanked J Scott for his work on the recreation center over the past year.
 - The toilet flapper in the men's restroom needs to be replaced.
2. Research / Legal / Governing Docs:
 - Properties in Leased Status: K d'Entremont noted that three rental properties are currently vacant. A letter will be sent to remind owners that new leases should be sent to DeSantis Management for approval.

New Business

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 7:31 p.m., 2nd by W Brinkley. Adjourned.

Respectfully submitted:

Tina Reynoso, Secretary

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THESE MINUTES HAVE BEEN APPROVED AT A REGULAR BOARD MEETING ON JANUARY 6, 2026