



## **Willow Wood Village Homeowners Association, Inc.**

### **Regular Meeting of the Board of Directors - Minutes**

### **Tuesday, February 25, 2025**

**Meeting called to order:** Called to order by R. Santangelo, 6:30 p.m.

**Proof of Notice:** Notice emailed/posted on 2/22/25.

**Quorum:** Present were R Santangelo, K d'Entremont, L Marotta, M D'Elia, T Reynoso and W Brinkley. Quorum reached. Absent – J Scott

#### **Approval of Meeting Minutes:**

- January 7, 2025 (Regular Meeting) - L Marotta motioned to approve the minutes, 2<sup>nd</sup> by T Reynoso, approved.
- February 5, 2025 (Special Meeting) - L Marotta motioned to approve the minutes, 2<sup>nd</sup> by T Reynoso, approved.

#### **Treasurer's Report –**

1. Treasurer, L Marotta reported that our Operating Account Balance as of February 25, 2025 was \$20778.37 and Reserve Account Balance was \$92800.30.
2. Update on Foreclosure on Willow Wood – R Santangelo moved not to grant an extension on Foreclosure proceedings. T Reynoso seconded. Motion passed.
3. Delinquencies – Down overall. Only 1 major delinquency, outside of the foreclosure property. A lien will be placed on this homeowner's property if they do not become current.

**Property Manager's Report –** Property Manager, L DeSantis, sent the Board a Manager's Report prior to the meeting.

1. Violation list was reviewed. Letters will be sent February 26<sup>th</sup>.
2. Irrigation update – The line was capped on Darby, but there was a second leak. A tree needs to be removed by the homeowner. Louis to contact homeowner. Once the tree is gone, the irrigation leak can be repaired.

#### **Unfinished Business:**

1. Electronic Voting – Proposed company is Election Buddy. M D'Elia moved to approve. K d'Entremont seconded. Motion passed.
2. Chelsea Court – Roy to talk to engineer and discuss options to come to a recommendation.
3. Signs throughout the community – M D'Elia and J Scott to inventory and remove signs. R Santangelo moved to approve, W Brinkley seconded. Passed.
  - Recommendations:
    - Reword No Parking signs for circular portion of cul de sacs
    - Take down pet signs
    - No Overnight Parking Signs – Keep
    - Remove signs on entrances – regarding private property, pet signs, empty sign posts.

#### **Committee Reports**

1. Fining Committee – Fining Committee Meetings can be held online, the committee is made up of non-board members. K d'Entremont shared the role of the committee from the Association Documents.

Nominations:

- Sharon Spiegl – R Santangelo moved to approve; L Marotta seconded. Motion approved.
  - Holly Sellars – R Santangelo moved to approve; W Brinkley seconded. Motion approved.
  - Gail Chouinard – K d’Entremont moved to approve; R Santangelo seconded. Motion approved.
2. Landscaping – update in progress
  3. Recreation Area – J Scott
    - New cabana Reservation process online – L DeSantis and J Scott to have ready for next meeting.
    - Cabana posts – the posts where the old sails were hung are no longer being used. R Santangelo to take a look at removing them.
  4. Research/Governing Docs/Legal –
    - K d’Entremont reported all board members are compliant with new member training.

**New Business**

1. New Somerset Entrance Signs – New signs will be ordered, the fence will be repaired, and new signs added. T Reynoso moved to approve, W Brinkley seconded. Motion approved.
2. Community Social – March 14. T Reynoso to draft email and L DeSantis to send to residents.

**Board Member Remarks:**

- None.

**Homeowner Remarks:**

- None.

**Adjournment:** R Santangelo motioned to adjourn the meeting at 7:45 p.m., T Reynoso seconded. Motion passed., Approved.

Respectfully submitted:  
Tina Reynoso, Secretary

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**Approved at the April 22, 2025 Meeting**