Willow Wood Village Homeowners Association, Inc.

A Corporation Not-for Profit

FINAL NOTICE TO ASSOCIATION MEMBERS OF ANNUAL MEETING AND BOARD OF DIRECTORS MEETING

The Annual Meeting of Willow Wood Village will be held at the following place, date and time:

Place of Meeting: Poolside Cabana and Online
1067 Willowood Lane
Dunedin, FL 34698

Date of Meeting: November 9, 2026

Time of Meeting: 6:30 pm

The purpose of the Annual Meeting is to elect three (3) to seven (7) to the Board of Directors for a one-year term as well as any business as may properly come before the membership.

In connection with the election, a notice of intent was sent to all owners, asking people who were interested in serving on the Board to indicate this in writing. Five candidates have submitted their notice of intent to run for the Board and have been deemed eligible to seek election to the Board.

Wendy Brinkley
Katherine d'Entremont
Lois Marotta
Tina Reynoso
Roy Santangelo

The Annual Meeting of **Willow Wood Village** will be held on **November 9, 2026 at 6:30 pm** at Willow Wood Village Pool Cabana, Dunedin, FL.

NOTE: An organizational meeting of the Board of Directors will be held immediately upon the adjournment of the Annual Meeting for the purpose of electing officers.

Sincerely,

DeSantis Community Management, LLC

Enclosures: Agenda
Final Notice of Meeting
Annual Budget 2027

WILLOW WOOD VILLAGE HOMEOWNERS ASSOCIATION, INC

ANNUAL MEETING
Monday, November 9, 2026 6:30 pm
Poolside Cabana and Online
1067 Willowood Lane, Dunedin, FL 34698

Nov 9, 2026, 6:30 – 8:00 PM (America/New_York)
You may join the meeting from your computer, tablet or smartphone:
https://meet.goto.com/710210917
You can also dial in using your phone: Access Code - 710-210-917; Call-in Number - +1 (224) 501-3412
Get the app now and be ready when your first meeting starts: https://meet.goto.com/install

AGENDA

I. Election of Chairman
II. Roll Call
III. Proof of Notice of Meeting or Waiver of Notice
IV. Reading of Minutes of prior annual meeting
V. Officers' Reports
VI. Committee Reports
VII. Elections
   a) There is no need for an election pursuant to Florida Statute 720.306 (9) as the Board is comprised of 7 Directors and only 5 people submitted a notice of intent by the close of nominations.
   b) Those 5 people automatically become The Board at the Election Night Meeting.
   c) There are no nominations from the floor because the Bylaws do not require nominations from the floor.
   d) Announcement by Meeting Chairman who the new Board Members are.
   e) Introduction of New Board Members

VIII. New Business
IX. Open discussion of Members
X. Adjournment

NOTE: Board of Directors Organizational Meeting will be held after the Annual Meeting.

WILLOW WOOD VILLAGE

BOARD OF DIRECTORS' ORGANIZATIONAL MEETING

Directly after the Annual Meeting

AGENDA

I. Call meeting to Order
II. Establish Quorum
III. Approval of Prior Minutes
IV. Unfinished Business
V. New Business
   a. Nomination of Officers
   b. Set up Annual Calendar
VI. Adjournment

Willow Wood Village
Homeowners Association Inc

November 2025 - November 2026
Board Achievements
Annual Update

November 9, 2026

Investing in Core Infrastructure | Protecting Community Assets | Strengthening Accountability

What Your Board Delivered This Year

This year, the Board focused on maintaining the community's core assets, strengthening financial planning, and improving owner access to Association information.

Financial Stewardship and Long Term Planning

- **Reserve balance increased to $150,986.58** as of October 31, 2026.
- **Revised reserve study approved** in September 2026 to align long-term funding with current and future infrastructure needs, including drainage, erosion and other capital projects.
- **Delinquencies remained substantially lower** and the account referred for foreclosure was paid in full. Collection action continued in accordance with the Collection Policy to protect all owners.
- **Resident participation expanded** through a 2027 budget committee made up of Board members and homeowner volunteers.
- **2027 budget approved** with a $10 monthly assessment increase to address actual operating trends and planned community needs.

Infrastructure and Asset Protection

- **Major irrigation work completed** following approval of approximately $9,600 in repairs and system improvements across the community.
- **Irrigation mapping approved** to improve future maintenance, troubleshooting and cost control.
- **Chelsea Court entrance irrigation extended** through a new line serving the oleander shrub bed.
- **Storm drain and retaining wall repairs completed** along with repairs to the Patricia Avenue entrance retaining wall.
- **Sealcoating and asphalt work approved** including repairs, curbs, parking stops and striping, with work anticipated for November 2026.

Recreation Area Maintenance and Safety

- **Cabana repairs completed** including replacement and painting of rear wood components and work to the exterior metal enclosure.
- **Pool repairs addressed** including a leak, gate closing problems, shower hardware, pool rope, chairs and umbrella equipment.
- **Pool deck was refinished** and proposal was approved for repairs to the tennis and pickleball courts.

- **Improved Access Control System for recreation area approved** by the board on October 6, 2026.
- **Hurricane preparation formalized** through a service arrangement for recreation-area preparation and updated resident resources on the Association website.

Community Appearance and Property Standards

- **Solar lighting installed** for the Chelsea Court and Patricia Avenue entrance signs to improve their nighttime visibility.
- **Grounds maintenance continued** with tree trimming, pool-area mulch, debris removal and replacement of the street signpost at Chelsea Court and Willowood Lane.
- **Architectural requests reviewed promptly** to support owner improvements while maintaining community standards.
- **Property standards reinforced** through spring-cleaning guidance, inspections, violation follow-up and an active independent fining committee.

Governance and Owner Access

- **Website content reorganized and owner portal implementation advanced** to meet statutory requirements while protecting owner information with Association records being moved to password-protected portal access for homeowners.
- **94.3%** of owners are reached by **community eblasts** while **41.5%** of owners have signed up for **e-voting and electronic notices**.
- **Respectful community communications promoted and upheld** with association responding firmly to abusive and disparaging communications, reinforcing the *Homeowner Code of Conduct* and established communication protocols - protecting volunteers, management, vendors and residents from personal attacks while preserving appropriate channels for legitimate concerns.
- **Electronic voting renewed** and annual meeting materials were distributed electronically to consenting owners, with paper mailings maintained for others.
- **Diligent oversight of the 25% Rental Cap continued** through ongoing monitoring of leased properties, lease approval requirements and application of the hardship policy.
- **Board continuity maintained** through a published meeting schedule, regular financial reporting and documented decision-making at properly noticed meetings.

Bottom Line

Stronger Reserves | **Renewed Infrastructure** | **Better Owner Access**

Contact the HOA

- **Email:** Info@DeSantisMgmt.com
- **Phone:** (727) 440-5225
- **Website:** willowwoodvillage.com

Respectfully submitted,

Your 2025-2026 Willow Wood Village HOA Board: Katherine d'Entremont, President; Roy Santangelo, Vice President; Lois Marotta, Treasurer; Tina Reynoso, Secretary; Wendy Brinkley, Director

WILLOW WOOD VILLAGE HOMEOWNERS ASSOCIATION, INC
ANNUAL BUDGET
Calendar Year 2027

OPERATING BUDGET	**UNITS**	**2026 BUDGET**	**2027 BUDGET**	**PER MONTH**
INCOME				
Assessments	106	292,560.00	305,280.00	25,440.00
Bank Interests		200.00	200.00	16.67
Spectrum Door Fee		26,500.00	0.00	0.00
TOTAL INCOME		**319,260.00**	**305,480.00**	**25,456.67**
EXPENSES				
Administrative Expenses				
Office Expenses/Administrative		4,000.00	4,500.00	375.00
Accounting/Tax Filing		2,000.00	2,000.00	166.67
Legal Fees		7,000.00	8,000.00	666.67
Management Fees		11,748.00	12,217.92	1,018.16
		0.00	0.00	0.00
Office Supplies		300.00	300.00	25.00
Corporate Reinstatement		100.00	100.00	8.33
Reserve Study		0.00	0.00	0.00
Pool Permits		350.00	350.00	29.16
Insurance		6,900.00	7,245.00	603.75
Total Administrative Expenses		**32,398.00**	**34,712.92**	**2,892.74**
Fixed Costs - UTILITIES				
Electric Service		8,840.00	8,840.00	736.67
Reclaimed Water		2,400.00	6,000.00	500.00
Water & Sewer Services		3,125.00	4,000.00	333.33
Cable Services		74,292.00	78,900.00	6,575.00
Total Fixed Costs		**88,657.00**	**97,740.00**	**8,145.00**
Operating Costs				
Cabana/Pool Repair & Maintenance		7,933.00	5,500.00	458.33
Cabana + Pool Supplies		1,500.00	2,000.00	166.67
Grounds and Landscaping Contract		54,000.00	55,620.00	4,635.00
Tree Maintenance		7,000.00	8,778.00	731.50
Sprinkler Repair & Maintenance		20,000.00	19,000.00	1,583.33
Pool Management Contract		9,000.00	9,000.00	750.00
Pool/Cabana/Court Monthly Maintenance		3,600.00	3,600.00	300.00
Entrance Landscaping Restoration		2,000.00	7,000.00	583.33
Tennis/Pickleball Court Repairs		0.00	5,000.00	416.67
General Repair and Maintenance		15,000.00	9,522.08	793.51
Chelsea Court Drainage Project		20,000.00	0.00	0.00
Recreation Area Access and Surveillance System		9,000.00	0.00	0.00
Total Operating Costs		**149,033.00**	**125,020.08**	**10,418.34**
SUBTOTAL		270,088.00	257,473.00	21,456.08
Reserve Contribution		49,172.00	48,007.00	4,000.58
TOTAL OPERATING EXPENSES AND RESERVE CONTRIBUTION		**319,260.00**	**305,480.00**	**25,456.66**
NET INCOME		**0.00**	**0.00**	**0.00**

PROJECTED RESERVE BUDGET

Previous Balance at 12/31/2026	$124,600
2027 Reserve Contribution ($48,007)+ Reserve Interest ($4000	$52,007
New Reserve Balance	**$176,607**

Prepared by: *Lois Marotta*
Lois Marotta

Approved by: **The Board of Directors**
8-Sep-26

BUDGET BASED ON MAINTENANCE FEES OF $240.00 PER MONTH COMMENCING JANUARY 1, 2027

Common area maintenance projects to be carried out in 2027

Chelsea Court Drainage Project - Funded by Reserves
Cabana/Pool Repair & Maintenance - Bathroom Upgrades, New Cabana Furniture - Funded by Operating Account
Entrance Beautification - Funded by Operating Account
Tennis/Pickleball Court Repairs - Funded by Operating Account