



Willow Wood Village Homeowners Association, Inc.

Special Meeting of the Board of Directors - Minutes Tuesday, August 5, 2025

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

Proof of Notice: Notice emailed/posted on 08/01/25.

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

Approval of Meeting Minutes: Deferred until next Board meeting.

New Business

- ARC Request: 154 Thistle Court (Andrews) - Request for new windows, L Marotta motioned to approve, 2nd by R Santangelo, All in favor. Approved.
- Exterior Painting of the Cabana: The Board is requesting that L DeSantis secure bids from painters to paint the exterior metal portion of the cabana and any exterior wood siding. R Santangelo commented that the metal is starting to pit or corrode due to the age of the structure, so he will look into getting bids to replace the metal that has corroded. Painting will be put on hold until we get this assessment done.

2026 Budget Preparation - L Marotta

- Budget Committee Members, Board Members as well as any homeowners attending the meeting discussed the proposed 2026 Budget. Discussion centered around the proposed Security System for the Recreation Area. Due to recent events at the pool, tennis court and cabana, it is evident that there is a need for security cameras and also a new fob system. L DeSantis will look into securing bids for the Security System.

Director/Homeowner Remarks: A homeowner brought to the attention of the Board that there have been large parties at the pool/court area recently, and while expressing concerns, the homeowner was not able to provide any evidence of potential violations that may have occurred. A Director confirmed that in all cases where such events have been held, the cabana has been reserved in accordance with the Rules and Regulations. Directors noted that a new security system would assist in verifying alleged incidents so that the Property Manager could act on documented violations.

Adjournment: L Marotta motioned to adjourn the meeting at 7:27 p.m., 2nd by K d'Entremont, All in favor.

Respectfully submitted:

Lois Marotta, Acting Secretary/Treasurer

DESANTIS COMMUNITY MANAGEMENT, LLC

Office/Fax 727.440.5225 Info@DeSantisMgmt.com

Mailing Address 2931 Macalpin Dr S, Palm Harbor FL 34684 Office Address 801 W Bay Dr Ste 406, Largo FL 33770

www.DeSantisMgmt.com

THESE MINUTES HAVE BEEN APPROVED AT A REGULAR BOARD MEETING ON SEPTEMBER 9, 2025

