



Willow Wood Village Homeowners Association, Inc.

Regular Meeting of the Board of Directors - Minutes

Tuesday, July 7, 2026

Meeting called to order: Called to order by K d'Entremont, 6:34 p.m.

Proof of Notice: Notice emailed/posted on 07/03/26.

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

Approval of Meeting Minutes:

1. April 28, 2026 – L Marotta moved to approve, R Santangelo seconded. Motion passed.

Treasurer's Report – L Marotta

1. Treasurer, L Marotta reported that our Operating Account Balance as of April 27, 2026 was \$79,978 and Reserve Account Balance was \$140,109.
2. Delinquencies remain much lower. There are currently about \$5000 in delinquencies.
3. The property that was submitted for foreclosure has been paid in full per the association attorney. There are currently two properties that have received the pre-lien notice.

Property Manager's Report – Property Manager, L DeSantis

Update on previous items:

- Irrigation – Comprehensive recommendations from MSI were reviewed by the board. Total cost is estimated to be \$11,500. Discussion included the recommendation to approve all of the items in the MSI document except the mapping of the system (\$1895) - cost of approximately \$9,600. R Santangelo moved to approve the recommendations except the map of the system. T Reynoso seconded. Motion passed.
- Erosion – Recommendations to be submitted to the reserve study firm.
- Recreation area and Pool – Leak repair is scheduled for 07/08/2026.
- Dates for Sealcoat Project – Tentatively scheduled for late August or early September.
- Lawn Service – No changes. Once weekly mowing on Mondays.
- Pickleball and tennis courts – Requested inspections and quotes from two vendors.
- General Maintenance Items – Will be procuring quotes for replacement of bathroom dividers.

Unfinished Business:

1. Recreation Area Access Control and Video Surveillance System - Request for Proposals (RFP) – K d'Entremont
 - K d'Entremont will revise the current RFP (Request for Proposal) and Louis will go back to vendors for quotes. The RFP will help the board compare the quotes as they will have addressed the same requirements. L Marotta moved to approve this plan. W Brinkley seconded. Motion passed.
2. Tennis/Pickleball Court Repairs – K d'Entremont

- Addressed above.
- 3. Reserve Study Update – K d’Entremont
 - Will be ready before the budget meeting

Committee Reports

1. Recreation Area: No Update
2. Research / Legal / Governing Docs – K d’Entremont: No Update

New Business

1. Election Buddy Renewal – L Marotta
 - Renewed for this election year.
2. Date for Budget Meeting – L Marotta
 - Budget committee was assembled: Four board members and three residents volunteered
 - Preliminary budget will be sent to the committee be at the beginning of August
 - Budget Meeting is August 18th.
3. Landscaping - Oleander Shrub Bed at Scotsdale Entrance – K d’Entremont
 - Defer until the rest of the irrigation recommendations have been completed. L DeSantis to notify MSI of our plans with this area.
4. Hurricane Preparedness - Website & Recreation Area Prep – K d’Entremont
 - There are many documents on the website to help residents prepare in the event of a hurricane.
 - The association has contracted with our Patrick Morgan Pools to prep the recreation area in the event of a hurricane.
5. 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: T Reynoso moved to adjourn the meeting at 7:37 p.m., L Marotta seconded. Adjourned.

Respectfully submitted:

Tina Reynoso, Secretary

These minutes were approved by The Board at a Regular meeting on Sept. 8, 2026

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