



**DRAFT**

**Willow Wood Village  
Homeowners Association, Inc.  
Annual Meeting of the Membership**

November 13, 2025 – 6:30 PM – Poolside Cabana/Online  
1067 Willowood Lane 📍 Dunedin, FL 34698

The 2025 Annual Meeting was called to order at 6:32 PM at the Poolside Cabana & Online – Dunedin, FL 34698.

As this was a Membership Meeting, a Roll Call was not taken.  
DeSantis Community Management Present: Louis DeSantis, LCAM

**Election of Chairman:** L Marotta motioned for L DeSantis to serve as Meeting Chairman, 2<sup>nd</sup> by K d'Entremont. All in favor.

**Proof of Notice of Meeting or Waiver of Notice:** Meeting was properly noticed.

**Reading of Minutes of Prior Annual Meeting:** L Marotta motioned to approve the minutes from November 12, 2024, 2<sup>nd</sup> by R Santangelo. All in Favor.

**Officer's Reports:**

**Vice-President:** Outgoing Vice-President, K d'Entremont, submitted a document summarizing all of the outgoing Board's accomplishments from the past year, and reviewed the document with those present at the meeting. This document is attached to these minutes.

**Treasurer:** Outgoing Treasurer, L Marotta prepared the Treasurer's Report for 2025 and reviewed it with those present at the meeting. The report is attached to these minutes.

**2026 Maintenance Fees:** The 2026 Maintenance Fees will NOT increase and will remain at \$230/per month. Please remember that maintenance fees are due on the 1<sup>st</sup> of the month.

**Elections:**

There was no need for an election pursuant to Florida Statute 720.306(9) as the Board is comprised of between 3-7 Directors and 5 people submitted a notice of intent by the close of nominations.

**Announcement of Results:**

The 2026 Board of Directors shall be:

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

**Unfinished Business:** No Unfinished Business at this time.

**New Business:** No new Business at this time.

**Open Discussion of Members:** Various owners had questions and/or comments that were heard and responded to by Board of Directors or Management.

**Adjournment:**

***Being no further business, motion to adjourn the meeting by Wendy Brinkley, 2<sup>nd</sup> by Gail Chouinard at 7:17PM. Motion carried unanimously.***

Respectfully submitted,

Lois Marotta  
Acting Secretary for the Meeting

**THESE MINUTES HAVE NOT BEEN APPROVED**



*Keeping costs flat. Increasing community value. Strengthening governance.*

## What Your Board Delivered This Year

We focused on **three big goals**:

- ✓ Protecting property values
- ✓ Improving the community experience
- ✓ Keeping costs down

Here's **what got done**:

### Financial Strength

- **No HOA fee increase for 2026** - while growing reserves responsibly
- **Delinquencies significantly reduced** via responsible enforcement
- **Reserves strengthened** for the future
- **Transparent monthly financials and budgeting** shared with homeowners

### Better Looking Community - Curb Appeal & Community Value

- **New Willow Wood Village entrance signs installed at both Patricia Ave and Chelsea Ct entrances** - improved property identity
- **New Somerset signs** installed at the entrance to Somerset N & S
- **Continuous** tree trimming, hazard removals & grounds enhancements
- **New blue umbrellas** at the pool area replacing old shade sails
- **ARC standards enforced** to protect visual integrity and property values

### Infrastructure & Asset Protection

- **Cabana improvements and repairs completed** – flooring replaced with new epoxy coating, cabana interior and bathrooms painted fresh new color
- **Drainage and erosion protection project carried out** - proactive avoidance of major future expense
- **Irrigation system fully operational with repairs and tree removals** addressing safety & infrastructure risk
- Sinkhole accountability secured as **City-funded** (major cost avoidance for the HOA)

#### Governance Improvements

- **Improved oversight & enforcement of leasing cap and leasing restrictions**
- **Renewed 5 year Spectrum contact** with lower monthly cost and \$26,500 door fee payable to HOA
- **Successful first-year rollout of electronic voting and digital meeting materials - 40% of homeowners** opted in to electronic communications - enabling faster access and reduced mailing costs
- **Paper packages were provided** only to those who have not yet consented to digital delivery – strong foundation set to continue increasing digital participation community-wide
- **Succeeded in having Google Maps correct the long-standing spelling error** from the incorrect “Willow Wood Ln” to the correct “Willowood Ln” on their maps which had been causing delivery drivers, contractors, etc. to be directed to a community 30 minutes away...
- **New online forms** improving transparency and owner experience
- **Fining Committee activation** - improving rule enforcement consistency
- **Hardship Policy** adopted - balancing fairness & governance integrity
- **Volunteer integrity protected** through board statutory training compliance

#### Community Engagement – More Enjoyable Living

- **Social events and volunteer clean-up days** strengthened **community culture**
- Volunteer clean-up days including cleaning of entire pool fence and painting of cabana interior
- **Improved board-owner communications:** regular updates to the community, website resources, homeowner portal to check account history

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#### Bottom Line

**Stronger value. Better community. Zero fee increase.**

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#### Contact the HOA

- **Email:** [Info@DeSantisMgmt.com](mailto:Info@DeSantisMgmt.com)
  - **Phone:** (727) 440-5225
  - **Website:** [willowwoodvillage.com](http://willowwoodvillage.com)
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**Respectfully submitted,**

**2024-2025 Willow Wood Village HOA Board:** Roy Santangelo, Katherine d'Entremont, Lois Marotta, Tina Reynoso, Marc D'Elia, Wendy Brinkley, Jim Scott.

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

**Treasurer's Report for Willow Wood Village Annual Meeting 2025**

**November 13, 2025**

As of November 10, 2025: Operating Account Balance is: \$61,905.00 (2024 balance was \$18,480.01)

Reserve Account Balance is: \$ 111,073.00 (2024 balance was \$92,487.23)

Total Assets - \$ 166,768.32 (2024 \$119,564.23)

Reserve Interest Income - \$2,337.56 as of 09/30/25

Late Fees Collected - \$1,800.00 as of 09/30/25

Delinquencies totaled \$ 5,114.46 as of 10/31/25

Budget for 2026 was approved by the Board at the Regular Meeting of the Board of Directors of September 9, 2025 and distributed to all homeowners in the Annual Meeting Package via Postal Service or Election Buddy email. Also available on our website.

Please note that Maintenance Fees will **NOT** increase for 2026 and will remain at **\$230.00** per month as of January 1, 2026. This is mainly due to the \$26,500.00 door fee paid by Spectrum when we renewed our contract for 5 years.

Financial Reports - All Financial Reports are available to view on our website:  
**[willowwoodvillage.com](http://willowwoodvillage.com)**

Delinquencies still continue to be a problem. Although they are down from last year, the Board had to file 2 foreclosures against homeowners who were significantly behind in dues. One of the foreclosures has been settled, the other is pending. Two liens are upcoming to be filed unless these homeowners clear their delinquent accounts.

I am happy to report that Willow Wood Village is in very good fiscal shape. We have ample Reserves for projects in the future and have enough cash flow in our Operating Account to pay the fixed costs associated with our Budget.

A year-end financial report will be prepared and reviewed according to our Association's annual revenue. This report will be available through DeSantis Community Management when it is done upon request. Our year end is December 31, 2025.

Respectfully submitted by:

Lois Marotta, Treasurer

Willow Wood Village Homeowners Association, Inc.