



Willow Wood Village Homeowners Association, Inc.

Regular Meeting of the Board of Directors - Minutes Tuesday, July 8, 2025

Meeting called to order: Called to order by K d'Entremont, 6:33 p.m.

Proof of Notice: Notice emailed/posted on 07/04/25.

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

Approval of Meeting Minutes:

1. May 6th, 2025 – K d'Entremont moved to approve, 2nd by M D'Elia. Approved.
2. June 10th, 2025 (Special Meeting) – K d'Entremont moved to approve, 2nd by T Reynoso. Approved.

Treasurer's Report –

1. Treasurer, L Marotta reported that our Operating Account Balance as of June 30, 2025 was \$26642.11 and Reserve Account Balance was \$96191.37.
2. Delinquencies are down. L DeSantis to deposit the Foreclosure Settlement payment of \$6869.09 to the operating account tomorrow. A couple of delinquencies were sent to the attorney to begin the lien process.
3. Budget Committee – L Marotta asked for volunteers to be on the committee to begin planning the 2026 budget. Volunteers: L DeSantis, R Santangelo, L Marotta, M D'Elia, P Belcher (resident), and R Sloop (resident)

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

1. Violations - Four violations were referred to the Fining Committee for review.
2. Leasing – No changes from last report.
3. Irrigation – MSI will be coming out in 7-10 days to check on the repairs previously made. Discussion regarding evaluating the current system to determine if we should keep repairing it or begin the process of obtaining bids for a new system. L DeSantis to contact MSI and additional companies to evaluate our current system.
4. Landscaping –
 - There are two trees that are distressed at the front of the property – both have been evaluated and are not able to be saved. Bid of \$1200 to remove each tree. L Marotta moved to approve, 2nd by T Reynoso. Passed.
 - The 5 palms at the Patricia St entrance were trimmed recently
 - The sod installed as part of the creek erosion repair project is growing in well
5. ARC Requests –
 - 155 Devon Ct – M D'Elia moved to approve, 2nd by T Reynoso. Passed.
 - 1138 Somerset Circle S – T Reynoso moved to approve, 2nd by M D'Elia. Passed.

6. Handyman jobs Update – John (works for Bill) has the list. L Marotta moved to approve, 2nd by M D’Elia. Passed.
- Fence repairs – behind the tennis court (6 posts in concrete), 153 Devon (4 posts in concrete)
 - Repair wall in Cabana
 - Take out the empty sign posts near the Patricia Ave entrance

Unfinished Business:

1. Update on Chelsea Court drainage issue – tabled – R Santangelo will follow up.
2. New Online Form for Cabana Reservations – Form will be available soon on our website.
3. Security Cameras Bids – L DeSantis will provide bids so they are available for the budget process.

Committee Reports

1. Landscaping – covered above
2. Recreation Area:
 - Hurricane checklist – J Scott - tabled

New Business

- Cabana Exterior Painting – L DeSantis to secure 3 bids. K d’Entremont moved to approve, 2nd by T Reynoso. Passed.

Board Member Remarks

- L Marotta – Spectrum contract is ready to sign. WWV receives \$26,500 upon renewal. There will be a mailing to residents on how to get the new equipment and the benefits included.
- K d’Entremont – Reminder to sign up for electronic voting. Encourage your neighbors as well. Print the forms, sign, scan and email them to DeSantis.

Homeowners’ Remarks

- Various owners had questions and/or comments that were heard and/or responded to by the Board or Management

Adjournment: K d’Entremont motioned to adjourn the meeting at 7:56 p.m., 2nd by M D’Elia. Adjourned.

Respectfully submitted:

Tina Reynoso, Secretary

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