



# Willow Wood Village Homeowners Association, Inc.

## Regular Meeting of the Board of Directors - Minutes

Tuesday, January 6<sup>th</sup>, 2026

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

**Proof of Notice:** Notice emailed/posted on 1/02/26.

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

### Approval of Meeting Minutes:

1. October 7<sup>th</sup>, 2025 – L Marotta moved to approve, 2<sup>nd</sup> by R Santangelo. Approved.
2. November 13<sup>th</sup>, 2025 – T Reynoso moved to approve, 2<sup>nd</sup> by R Santangelo. Approved.

### Treasurer's Report – L Marotta

1. Treasurer, L Marotta reported that our Operating Account Balance as of December 31, 2025 was \$67,129.61 and Reserve Account Balance was \$121,627.24.
2. Delinquencies remain much lower.
3. No liens at this time.

### Property Manager's Report – Property Manager, L DeSantis

1. Property Inspection conducted Dec 27, 2025
  - Retaining walls behind buildings 1109-1119, 1125-1137 and 1141-1165 in Somerset Cir S – Reviewed quotes. W Brinkley moved to approve the Maintenance Professionals quote. L Marotta seconded. Passed.
  - A "spring Cleaning" email will go out to members regarding cleaning up items like mold on houses, weeds, pressure washing driveways, etc.
  - Green telecom boxes – L DeSantis contacted Spectrum to see if some are no longer in use. If residents see the covers open or tipped off, can replace them.
  - Painting wood on exterior of cabana (around the back) – will be painted, as well as the four concrete corners of the tennis courts.
  - Pool deck – requests for quotes have been sent.
  - Storm Drain Replacement in front of 1012 Willowood Ln – Reviewed quotes. L Marotta moved to approve the Maintenance Professionals quote. T Reynoso seconded. Passed.
  - Pressure washing pool fence will be completed by handyman.
  - Chelsea Ct Drainage – R Santangelo to get info from L DeSantis to follow-up with engineer
  - Sealcoat, Asphalt Repair, Parking Stops & Striping – Discuss options, timing
  - Pressure Washing sidewalks and common areas – quote obtained for \$1900. L DeSantis to confirm that this includes the common areas in Somerset North and South. In addition, the company is offering pressure washing of owner driveways for \$35. L DeSantis to obtain information for non-common area sidewalks in Somerset North and South.
2. Asphalt Repair: Repainting parking stops and numbers, sealcoating.
  - Not high traffic, but some areas do need repair. If we can sealcoat and prolong the life of the current asphalt, it provides time to build the reserves.

- L DeSantis has companies coming out to provide opinions and quotes on best way to proceed.
3. Irrigation Update:
- Duke Energy did some utility work and drove on the grass, so several sprinkler heads were broken between 152-154 Devon Court. MSI advised that these repairs will be completed in January.
  - L DeSantis will obtain a quote from MSI for a new irrigation line at the Chelsea Court entrance by the Oleanders.

**Unfinished Business:**

1. Spectrum update: L Marotta confirmed that the door fee check was received on 12/13/2025.

**Committee Reports**

1. Recreation Area:
  - Cabana Repair tentative start date February 9, 2026

**New Business**

1. Hardship Exception – 1162 Somerset Circle S. Request for one-year (Feb 1, 2026 – January 31, 2027) renewal of hardship exception to rental cap and restrictions – Board Decision. R Santangelo moved to approve. L Marotta 2<sup>nd</sup>. Approved.

**Homeowners' Remarks**

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

**Adjournment:** T Reynoso motioned to adjourn the meeting at 4931 p.m., 2<sup>nd</sup> by L Marotta. Adjourned.

Respectfully submitted:

Tina Reynoso, Secretary

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**APPROVED AT THE BOARD OF DIRECTORS MARCH 3, 2026 MEETING**