



Willow Wood Village Homeowners Association, Inc.

Regular Meeting of the Board of Directors - Minutes

Tuesday, March 3rd, 2026

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

Proof of Notice: Notice emailed/posted on 2/27/26.

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. January 6th, 2026 – T Reynoso moved to approve, 2nd by W Brinkley. Approved.
2. February 6th, 2026 – L Marotta moved to approve, 2nd by R Santangelo. Approved.

Treasurer's Report – L Marotta

1. Treasurer, L Marotta reported that our Operating Account Balance as of February 28, 2026 was \$61,568.32 and Reserve Account Balance was \$130,299.83.
2. Delinquencies remain much lower, but with the new bank process, we are working through some issues.
3. No liens at this time.
4. Reserve Study Review – Cost will be about \$1500, tabled until the end of the meeting.

Property Manager's Report – Property Manager, L DeSantis

- Update on previous items:
 - A "spring Cleaning" email – this was sent 3/3/2026
 - Painting the four concrete corners of the tennis courts – this will be done with the resurfacing of the pool deck
 - Pressure washing pool fence – L DeSantis will schedule
 - 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.
- Irrigation Update – no major issues observed at last inspection
- Common Areas Projects Completed since last regular meeting:
 - Storm drain was replaced
 - Retaining wall repairs
 - Cabana wood repairs
 - Cabana back wood replaced and painted. Metal cage and painting of exterior completed 2/16/2026
 - Replaced the pavers on the entry retaining wall on Patricia entrance
- Violations – there is one outstanding violation

Unfinished Business:

1. Irrigation System - Quote for New Line for Oleander Shrub Bed (Chelsea Ct entrance off Scottsdale) received for \$1475 – R Santangelo moved to approve, 2nd by L Marotta. Approved.

2. Sealcoat, Asphalt Repair, Parking Stops & Striping - Review Quotes – more information is needed from All Phase. L DeSantis to inquire if the mix of latex to sand is important and to obtain a separate squeegee quote. Tabled until the next meeting.

Committee Reports

1. Recreation Area: No Update
 - Cabana Repair tentative start date February 9, 2026
2. Research / Legal / Governing Docs – K d'Entremont
 - There is a bill in the legislature now – if adopted, K d'Entremont will inform of the impact to the association.

New Business

- ARC Request: 157 Chelsea Ct – Michael and Sharon Spiegl – T Reynoso moved to approve, 2nd by K d'Entremont. Approved.
- Solar Lights for both Entrance Signs (Chelsea Ct and Patricia Ave entrances) – Cost of up to \$500. K d'Entremont moved to approve, 2nd by R Santangelo. Approved.
- Pool Deck - Review Quotes – Tabled until the next meeting.
- 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: L Marotta motioned to adjourn the meeting at 7:57 p.m., 2nd by T Reynoso. Adjourned.

Respectfully submitted:

Tina Reynoso, Secretary

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THESE MINUTES HAVE BEEN APPROVED AT A REGULAR BOARD MEETING ON APRIL 28, 2026