



Willow Wood Village Homeowners Association, Inc.

Regular Meeting of the Board of Directors - Minutes

Tuesday, May 6, 2025

Meeting called to order: Called to order by R Santangelo, 6:31 p.m.

Proof of Notice: Notice emailed/posted on 04/18/25.

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

Approval of Meeting Minutes: April 22nd, 2025 (Special Meeting) – L Marotta motioned to approve the minutes, 2nd by T Reynoso, All in favor. Approved.

Treasurer's Report –

1. Treasurer, L Marotta reported that our Operating Account Balance as of April 30, 2025 was \$19468.67 and Reserve Account Balance was \$89481.10.
2. Delinquencies are down. Payment of \$6869.09 was approved for the property that was in foreclosure and a check will be mailed to DeSantis Mgmt.

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

1. Fences – Bill Brown to provide a quote for the fences by the pool and on Devon Court to DeSantis by Wednesday.
2. Violation list was reviewed. Four violations are at the point of being referred to the Fining Committee if not resolved.
3. Leasing – Occupancy is still to be confirmed on one rental.
4. Tree at 153 Darby - Plans are underway to have a tree removed so that repairs to the irrigation system can be resumed.
5. Tree Trimming – Two quotes received for trimming the 5 trees at the front of the property. The bottle brush limbs have been removed from the creek, and the lower branch was trimmed. The banana trees have been cleaned up as well. L Desantis will check on one tree near the erosion project area, behind 214 Somerset Circle N.
6. Pool equipment – Grids were replaced. Patrick working on a possible leak. Will let L Desantis know if a leak detection company is needed.

Unfinished Business:

1. Electronic Voting – K d'Entremont moved, R Santangelo seconded. Motion passed.
2. Community Signs Inventory and Removal – All agreed upon signs have been addressed at the Patricia Entrance. Handyman may remove the blank posts along Willowwood Lane.
3. Chelsea Court drainage issue – tabled – R Santangelo will follow up.

Committee Reports

1. Landscaping – covered above
2. Recreation Area:
 - Concern about a possible leak.
 - Lock has been put on back fence of pool.
 - Emergency Storm Preparation Procedures for Pool/Recreation Area Maintenance – J Scott to draft

New Business

1. Research / Legal / Governing Docs –
 - Hardship Exception Policy - K d'Entremont motioned, L Marotta Seconded. Passed.
2. ARC Standards and Guidelines – Applies to single family homes only. K d'Entremont motioned, W Brinkley seconded. Passed.
3. Spectrum Contract – Contract expires March 2026. The Board will need to renew or revise and obtain bids from other companies. Review bids at the next meeting.

Adjournment: R Santangelo motioned to adjourn the meeting at 7:42 p.m., 2nd by T Reynoso, All in favor.

Respectfully submitted:

Tina Reynoso, Secretary

DESANTIS COMMUNITY MANAGEMENT, LLC

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THESE MINUTES HAVE BEEN APPROVED AT A REGULAR BOARD MEETING ON JULY 8, 2025