



Willow Wood Village Homeowners Association, Inc.

Regular Meeting of the Board of Directors - Minutes Tuesday, August 6, 2024

Meeting called to order: Called to order by P Belcher, 6:32 p.m.

Proof of Notice: Notice emailed/posted on 08/02/24.

Quorum: Present were P Belcher, K d'Entremont (conf), L Marotta (conf), B Mudra, R Wiles (conf), T Reynoso, L Crone (absent).

President's Remarks: P Belcher welcomed members to the meeting. President Belcher stated the meeting would be adjourned after two hours. Anything that we don't get to will be added to the agenda of a future meeting.

Disposal of Minutes: 06/19/24 regular meeting minutes, B Mudra motioned to table approving the minutes. R Wiles 2nd. Not approved. T Reynoso motioned to approve the minutes, K d'Entremont 2nd, Approved.

Treasurer's Report: L Marotta, oper acct as of July 31, 2023 \$18,758.36, rsv acct \$74,406.26. \$17,240.56 needs to be paid back to rsv acct.

- Delinquencies - There are 11 homeowners over 60 days in arrears. They were sent pre-lien letters. Delinquent accounts total \$11,346.00 as of June 30, 2024.
- Foreclosure on a property in Somerset Cir S Update: A hearing on Motion for Summary Judgement is set for September 30, 2024 at 10:30 am.
- 2025 Budget Preparation - Date for Budget Workshop is August 20, 2024, 6:30 pm. This will be open to all homeowners to attend at cabana and online.
- May and June 2024 Financials - available on the website under Financial Reports (www.willowwoodvillage.com)

Property Manager's Report:

- Communication between Board and Manager: L DeSantis commented that the email communications need to be cut back. There is a large volume of emails that don't need to go to the manager. L DeSantis stated to only include the property manager on actionable items. He will try to be more effective at answering Board member emails.
- Violation Update: The Board was provided a list of homeowners who received 1st and 2nd violation letters in their Board member packet prior to the meeting.
- Leasing Update: The Board was provided a list of rental properties that have complied and not complied with the leasing requirements. DeSantis Mgmt will be following up to be sure all rental properties are in compliance.

Unfinished Business:

- Towing of Vehicles: L Marotta motioned to accept A-1 Recovery Inc. towing contract, 2nd R Wiles, Approved. After the contract is signed, the board will give homeowners a grace period of 30 days before action is taken.

Committee Reports: -

1. Architectural: T Reynoso motioned to approve the paint and fence ARC applications (roof application was approved previously) for 986 Willowood Lane, 2nd K d'Entremont,

Approved.

2. Landscaping Update: R Wiles received a quote from John Evans to trim the common ground palm trees and mulch the common grounds. Some Board members requested a more detailed quote as to the number of palm trees included in the quote. R Wiles to get a written estimate from Paradise Palms and present to the Board at the next meeting. R Wiles motioned to accept the mulch bid, 2nd K d'Entremont, Approved.
3. Recreation Area: L Marotta discussed having a Volunteer Community Clean Up Day – it was decided to wait for cooler temperatures.
4. Research/Legal/Governing Documents:
5. 2024 Legislative Updates: K d'Entremont
 - Revised Violation Policy - K d'Entremont motioned to approve the revised policy, 2nd T Reynoso, Approved.
 - Revised Rules & Regulations - K d'Entremont motioned to approve the revised Rules and Regs, 2nd L Marotta, Approved.
6. Regulating Licensed Drivers – Willow Wood Village HOA does not have the authority or jurisdiction to regulate licensed drivers as per a legal opinion from our Association Attorney dated July 6, 2022.
7. Towing Policy (Rules and Regulations) - K d'Entremont motioned to approve the Towing Policy, 2nd R Wiles, Approved.
8. Inventory of Road Signs in Willow Wood Village - Parking restrictions signs will be installed on Devon and Darby Courts similar to those on Chelsea and Thistle Courts. B Mudra to install when the temperatures get cooler.
9. Irrigation Update - P Belcher shared responses to questions about irrigation provided by Mark Sheets of MSI prior to the meeting (see attached on page 3 of the minutes)

New Business:

- Electronic (Online) Voting - K d'Entremont motioned to adopt a resolution to allow Electronic Voting as a method to accept ballots, 2nd L Marotta, Approved.
- Board Member Statement (duration 25 minutes) - B Mudra addressed the Board and Homeowners with a list of grievances and derogatory comments directed at fellow board members. B Mudra motioned for P Belcher to step down as President. No 2nd. Motion failed.
- The rest of the agenda items under new business as well as a number of Homeowner Remarks had to be tabled due to the length of the meeting.

Adjournment: T Reynoso motioned to adjourn the meeting at 8:45 p.m., 2nd R Wiles, Approved.

Respectfully submitted:

Lois Marotta, Secretary/Treasurer

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**These minutes have been approved by the Board of Directors at a Special Board Meeting
Aug 20, 2024**

1) A description of each zone - parts of the neighborhood that comprise each zone - there are 7 timers installed, does that mean there are 7 zones?

Timer locations:

Somerset S

1137 on left side - 1:30a start time, 2 zones, 30min/zone

1189 in back of unit - 12:15a start time, 2 zones, 30min/zone

1132 timer in back fence area - 11p start time, 2 zones, 30min/zone

Somerset N

234 timer in back behind AC unit - 10p start time, 1 zone (double size), 45 mins

Timer at end of Chelsea Ct on left side pole - 2:45a start time, 3 zones, 30min/zone

Willowood Ln

1010 timer behind unit - 4am start time, 5 zones, 20min/zone

Darby Ct

150 on right rear of house - 6:45am start time, 2 zones, 30min/zone

Thistle Ct

153 mounted on rear right side - 5:30am start time, 2 zones, 30min/zone

Each zone above is directly related to the building it is attached to and some operate additional areas. I'm positive that an email has been sent with a zone list, just having trouble locating at the moment. If necessary, I can swing back up and make a separate zone list.

2) Which zones are currently fully operational and which are not?

From this most recent inspection 8/1, technician mentioned all zones are functioning off of timers electrically after wiring repairs, however due to reclaim water supply issues tough to see the end of the inspection this time due to lacking water supply and pressure. Assuming due to rain, the reclaim facility is regulating supply even more. Only zone that could need attention would be part of Devan Ct and Chelsea Ct (we ran into this previously as discussed and we decided to pause, however can look into this deeper of preferred). Would prefer to meet someone on site to discuss if needed.

3) Schedule of the days and times that each zone is/will be on?

See above

4) A fairly accurate estimate of any outstanding repairs that he is aware of at the time of writing that are over and above the \$400/month regular maintenance.

We will definitely need to rework the 4" main line at the pool. We were able to re-secure the pipe with glue this previous visit however due to pressure when the reclaim water is properly pressurized, it will definitely need proper rework and connection.

As we have noticed with the repairs and bringing the system back to life, the irrigation system has not experienced these normal operating pressures in a long time and we are now starting to see every weak point in the system. This is going to be very difficult to estimate seeing that every month we are running into some sort of mainline issue or major repair. Due to the irrigation system age, we are experiencing original glue starting to depreciate, PVC piping starting to depreciate in life expectancy, as well as mature landscaping starting to compromise the piping as. Typical main line pressure is around 60-80psi. Any small leak will show itself within these tolerances.

Unfortunately, due to the above to set proper expectations management, this is one of those things where we have to wait it out and let the system level itself out. As the normal pressure continues to work through the system and issues are identified we will have to work together to notify each other of such. I will assure the community, that I am offering the most reasonable and budget friendly solution to the problems that arise. On the opposite end of the spectrum, the only other solution is to completely redo the system. From our previous discussions, this would not be a conducive option for the community. (\$200k+)

Between the communication of Patricia, Leslie and myself, I feel that we have a good battle rhythm and we are all working together to work through the intricacies of the system. If we keep working in this fashion, I think we can get Willow Wood back to a healthy state with time.