



Willow Wood Village Homeowners Association, Inc.

Regular Meeting of the Board of Directors - Minutes

Tuesday, October 22, 2024

Meeting called to order: Called to order by P Belcher, 6:30 p.m.

Proof of Notice: Notice emailed/posted on 10/19/24.

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

Approval of Meeting Minutes: 09/17/24 Regular Meeting Minutes, P Belcher motioned to approve the minutes, 2nd by L Crone, Approved.

10/15/24 Special Meeting Minutes, P Belcher motioned to approve the minutes, 2nd by T Reynoso, Approved.

Treasurer's Report – Treasurer, L Marotta reported that our Operating Account Balance as of Sept.30, 2024 was \$13,028.11 and Reserve Account Balance was \$92,184.10. The remaining balance of the loan borrowed from the Reserve Account to the Operating Account from last July has been paid off. Delinquent Accounts were \$9,804.00.

- a) Foreclosure Status - A foreclosure sale has been scheduled by the court for 1150 Somerset Circle S. on December 5, 2024.
- b) Lien Status – The 2 liens we filed last month, one has been paid off and the other one remains a lien. The property with the current lien is also on the market for sale. If it is taken off of the market, then the Board will proceed with foreclosure proceedings if the lien is not satisfied. There will be 2 more properties sent to the attorney for liens to be filed.

Property Manager's Report – Property Manager, L DeSantis, sent the Board a Manager's Report prior to the meeting. Please see the attachment with his report.

- a) When discussing Tree/Shrub debris from storm, it was discussed that homeowners are to bag their own leaves to be ready for city pickup. They can be placed in contractors black trash bags or in a trash can. P Belcher mentioned that the State has said municipalities have 90 days to pick up debris.
- b) Violation Update – 151 Darby Court has been sent to the Attorney. No further update to report at this time. Leasing Violation update- no new information to report. Tabled to next Board meeting.

Unfinished Business:

- Tree Trimming – R Wiles/B Mudra
 - a) Property Manager L DeSantis, P Belcher and T Reynoso walked around the community to identify trees on common grounds that need to be trimmed prior to the hurricane. Paradise Palms needs to come out and give a new quote, based on Mother Nature cleaning up some branches. However, we need a quote to include chopping up and removal of a fallen palm tree behind Chelsea Court, near the tennis court fence. Randy has offered to get this new quote.

Committee Reports

- Architectural – B Mudra

- a) ARC application review for 151 Devon Court – B Mudra motioned to approve, 2nd by K d’Entremont. Approved on the condition that the homeowner contact MSI to inspect for sprinkler lines and move if needed at the homeowner’s expense.
- Landscaping - R Wiles/B Mudra – The Board is happy with the job the lawn service is doing. Mulch will be put down in Nov., after the rainy season. Homeowners need to bag up their leaves as the lawn service does not rake or dispose of leaves.
- Irrigation Update – L Crone/P Belcher – The valve on Darby Court has been replaced. When MSI came out to turn the water on, they noticed a depression in the corner of 150 Darby Court. They contacted P Belcher and she met Joshua and Quillian from MSI to discuss next steps. The City of Dunedin was on property the following day and explained they were going to check the main water line. When a camera is available, Trevor from the city stated he would be back and the City of Dunedin would give us updates. Some fence panels behind the homes on Darby Court might be removed to gain access to main lines.
- Research/Governing Docs/Legal – K d’Entremont
 - a) Hurricane Policy Update - The Board needs to consult with the Somerset Villas Board of Directors before the policy can be finalized.

New Business

- DeSantis Management – B Mudra wanted to offer his opinion that the new Board for 2025 keep an eye on our management company.
- Guide for Hurricane Safety and Aftermath – B Mudra was going to write a guide for what to do before, during and following a hurricane. It was not ready to present. K d’Entremont reminded everyone that there are Hurricane Preparedness Guidelines on our website.
- Cabana Repairs – 3 quotes were reviewed by the Board to rescreen the entire cabana and replace both screen doors. K d’Entremont motioned to approve the quote from QCM, 3rd item on the quote, 2nd by T Reynoso. Approved. T Reynoso to contact QCM to inform them they got the job and to find out when they can start.

Board Member Remarks:

- L DeSantis has contacted our Insurance companies to see if any damages from the storm will be covered by our policies.

Adjournment: P Belcher motioned to adjourn the meeting at 7:59 p.m., 2nd by T Reynoso, Approved.

Respectfully submitted:

Lois Marotta, Secretary/Treasurer

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THESE MINUTES HAVE BEEN APPROVED AT A BOARD MEETING ON DECEMBER 3, 2024