



Willow Wood Village Homeowners Association, Inc.
Special Meeting of the Board of Directors - Minutes
Tuesday, February 5, 2025

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

Proof of Notice: Notice emailed/posted on 2/3/25.

Quorum: Present were R Santangelo, K d'Entremont, L Marotta, J Scott, T Reynoso, M D'Elia and W Brinkley. Quorum reached.

New Business

1. ARC - 211 Somerset Cir N - T Reynoso motioned, L Marotta second, approved
2. Before the Board proceeded to discuss the projects and how we would fund them, Treasurer L Marotta gave background and information on where Willow Wood Village's finances stand. There was a surplus of \$14,199.55 at the end of our 2024 fiscal year. Projected Reserves for the Reserve Study for 2025 were \$95,349.00. At the end of 2024, the Reserve Account had a balance of \$106,786.52, with a surplus of \$11,786.52 in our reserve account. As of February 4, 2025, the Operating Account had a balance of \$35,487.20 and the Reserve Account had a balance of \$110,069.57.
The Entrance (Monument) Signs are budgeted in our Reserves for 2025 for \$4,101.00. Cabana Repair and Maintenance is budgeted in our Operating Budget for \$6,704.88. Erosion is budgeted in our Operating Budget for \$13,866.14. Balance of the Erosion Repair would be funded from the Reserve Account, from the line-item Asphalt Pavement, Seal and Coat. All Board Members agreed that this is not necessary to do to our roads, considering we will be repaving in a couple of years.
3. Cabana Floor - review of bids - Level Up Concrete Coatings Estimate K d'Entremont moved, T Reynoso second, approved
4. Creek Erosion Control - review of bids. W Brinkley motioned to approve International Subsea Services (erosion control bladder). L Marotta second, approved
5. Entrance Signs - review of bids. L Marotta motioned to approve DVC Signs. T Reynoso second, approved

Adjournment: R Santangelo motioned to adjourn the meeting at 7:15 p.m., L Marotta second, approved.

Respectfully submitted:
Tina Reynoso, Secretary

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These minutes have been approved at a Regular Board of Directors Meeting on February 25, 2025