



**DRAFT**

**Willow Wood Village  
Homeowners Association, Inc.  
Annual Meeting of the Membership**

November 12, 2024 – 6:30 PM – Poolside Cabana/Online  
1067 Willowood Lane ♦ Dunedin, FL 34698

The 2024 Annual Meeting was called to order at 6:30 PM at the Poolside Cabana & Online – Dunedin, FL 34698.

As this was a Membership Meeting, a Roll Call was not taken.

DeSantis Community Management Present: Louis DeSantis, LCAM

**Election of Chairman:** L Marotta motioned for L DeSantis to serve as Meeting Chairman, 2<sup>nd</sup> by T Reynoso. All in favor.

**Proof of Notice of Meeting or Waiver of Notice:** Meeting was properly noticed.

**Reading of Minutes of Prior Annual Meeting:** L Marotta requested that a correction be made to the 2023 Annual Meeting Minutes to reflect that there were \$3,671.00 in Delinquencies as of October 31, 2023. L Marotta motioned to approve the minutes with this correction made, 2<sup>nd</sup> by K d'Entremont. All in Favor.

**Officer's Reports:**

**President:** Outgoing President, P Belcher reviewed this past year's Board accomplishments including: Completed Reserve Study, Hiring of a new Property Management company in April, Hiring of a new Pool/Cabana Maintenance Person, Pat Aldridge, Working closely with our present Irrigation Company, MSI, to get the sprinklers up and running for the first time in many years, Replacing resigned Board members, S Hartofilis and S LaPointe with L Crone and T Reynoso.

**Vice-President:** Outgoing Vice-President, K d'Entremont, in charge of Legal/Research and Governing Documents submitted a document summarizing all of the legislative changes and policies that the Board adopted throughout the past year. This document will be attached to these minutes.

**Treasurer:** Outgoing Treasurer, L Marotta prepared the Treasurer's Report for 2024 and will be attached to these minutes.

**2024 Annual Fee Increase:** The 2024 Maintenance Fee will increase to \$230/per month.

**Elections:**

There was no need for an election pursuant to Florida Statute 720.306(9) as the Board is comprised of 7 Directors and 7 people submitted a notice of intent by the close of nominations.

**Announcement of Results:**

The 2025 Board of Directors shall be:

Wendy Brinkley  
Marc D'Elia  
Katherine d'Entremont  
Lois Marotta  
Tina Reynoso  
Roy Santangelo  
Jim Scott

**Unfinished Business:** No Unfinished Business at this time.

**New Business:** No new Business at this time.

**Open Discussion of Members:** Various owners had questions and/or comments that were heard and responded to by Board of Directors or Management.

**Adjournment:**

***Being no further business, motion to adjourn the meeting by K d'Entremont, 2<sup>nd</sup> by L Marotta at 6:57 PM. Motion carried unanimously.***

Respectfully submitted,

Lois Marotta  
Acting Secretary for the Meeting

**THESE MINUTES HAVE NOT BEEN APPROVED.**

## *Treasurer's Report for Willow Wood Village Annual Meeting 2024*

As of November 12, 2024: Operating Account Balance is: \$18,480.01 (2023 balance was negative \$5,683.69)

Reserve Account Balance is: \$92,487.23 (2023 balance was \$63,397.68)

Total Assets - \$119,564.23 (2023 \$92,442.03)

Budget for 2025 was distributed to all homeowners in the Annual Meeting Package.

Please note that Maintenance Fees will increase to **\$230.00** per month as of January 1, 2025.

Reserve Study – First one in the history of Willow Wood Village HOA. A Reserve Study is intended to assist the Board of Directors in the development of the Association's capital budget for current and future reserve fund contributions. The goal of the study is to assist the Board in maintaining the Association's reserve above an adequate, but not excessive, threshold during one or more years of significant expenditures. It helps to prevent any possible future assessments.

Financial Reports - The loan was paid off in September from the Operating Account to the Reserve Account from July 2023 shortfall in funds.

Reserve Interest Income - \$1,364.75 as of 09/30/24

Late Fees Collected - \$1,550.00 as of 09/30/24

Delinquencies totaled \$9,011.00 as of 10/31/24

Maintenance Expenses were up mainly because of Irrigation/Sprinkler repairs and maintenance. It was difficult to budget last year, not knowing what repairs were needed to bring our aging sprinkler system up to working order. We spent close to \$30,000.00 on our sprinkler system this year. Due to proper account management, we were fortunate to have the funds in our Operating Account to pay for this without incurring a special assessment.

It was a difficult year for the Board of Directors, the Homeowners and myself as Treasurer to transition to Monarch and then 5 months later, DeSantis Mgmt. DeSantis Mgmt has been wonderful at paying our bills on time and following up on delinquent accounts. We have placed 4 liens on properties, 1 has been paid off, 1 is going into foreclosure and 2 remain active. We are all looking forward to a year of consistency with our Property Management company.

A year end financial report will be prepared and reviewed according to our Association's annual revenue. This report will be available through DeSantis Mgmt when it is done upon request. Our year end is December 31, 2024.

Respectfully submitted by:

Lois Marotta

Treasurer, Willow Wood Village Homeowner's Association, Inc.

## Legal/Research/Governing Documents Report

### Willow Wood Village Annual Meeting 2024

#### Mandates Stemming from Legislative Changes:

Further to Legislative Changes made to Florida Statutes in 2024, the Willow Wood Village Association Attorney wrote to the board advising what every HOA board must do:

- Update Violation Policy to comply with recent legislative changes  
ACTION: Board of Directors adopted revised *Violation Policy* on August 6, 2024
- Adopt rules and regulations governing official record retention  
ACTION: Board of Directors adopted *Records Request Policy* on September 17, 2024
- Adopt hurricane protection standards/rules  
ACTION: Draft *Hurricane Hardening Products Specifications and Fixed Generators Policy* was prepared by Association attorney and presented to Willow Wood Board on October 15, 2024 - will be finalized following consultation with the Somerset Board
- Provide copies of the rules and covenants to every association member or post same on the association's website and send notice to each member at their address used for official notices as to where they can locate them  
ACTION: *Notice to Members - Rules and Covenants* was sent to all homeowners as part of the 2024 Annual Meeting package

#### Other Initiatives:

A number of other initiatives were undertaken and approved by the Board of Directors in 2024 aimed at ensuring that our homeowners' rights are protected by updating Rules and Regulations, Policies and Procedures. These initiatives help us keep up with the times as well as prevent the selective enforcement of rules and regulations, which can lead to petty or arbitrary violations being reported resulting in the harassment of homeowners.

- Electronic Voting - a *Resolution Authorizing Online Voting* was approved by the Board on August 6, 2024
- Rules and Regulations - *Revised Rules and Regulations* were approved by the Board on August 6, 2024
  - Towing Policy - A *Vehicle Towing Policy* was approved by the Board on August 6, 2024
  - Security Cameras Policy - *Security Cameras Policy and Restrictions for Access and Use* - was approved by the Board on September 17, 2024.

Respectfully submitted on November 12, 2024 by:

Katherine d'Entremont

Vice-President, Willow Wood Village Homeowners Association, Inc.



