

WILLOW WOOD VILLAGE HOMEOWNERS ASSOCIATION, INC

**ANNUAL MEETING
November 12, 2024 6:30 pm**

**Poolside Cabana and Online
1067 Willowood Lane, Dunedin, FL 34698**

AGENDA

- I. Election of Chairman
- II. Proof of Notice of Meeting or Waiver of Notice
- III. Reading of Minutes of Prior Annual Meeting
- IV. Officers' Reports
- V. Committee Reports
- VI. Elections
 - a) There is no need for an election pursuant to Florida Statute 720.306 (9) as the Board is comprised of 7 Directors and only 7 people submitted a notice of intent by the close of nominations.
 - b) Those 7 people automatically become The Board at the Election Night Meeting.
 - c) There are no nominations from the floor because the Bylaws do not require nominations from the floor.
 - d) Announcement by Meeting Chairman who the new Board Members are.
 - e) Introduction of New Board Members.
- VII. Open discussion of Members
- VIII. Adjournment

NOTE: Board of Directors Organizational Meeting will be held after the Annual Meeting.

**WILLOW WOOD VILLAGE
BOARD OF DIRECTORS ORGANIZATIONAL MEETING
Directly after the Annual Meeting**

AGENDA

- I. Call meeting to Order
- II. Establish Quorum
- III. Approval of Prior Minutes
- IV. Unfinished Business
- V. New Business
 - a. Nomination of Officers
 - b. Set up Annual Calendar
- VI. Adjournment

WILLOW WOOD VILLAGE HOMEOWNERS ASSOCIATION, INC
ANNUAL BUDGET
Calendar Year 2025

OPERATING BUDGET	UNITS	2024 BUDGET	2025 BUDGET	PER MONTH
INCOME				
Assessments	106	254,400.00	292,560.00	24,380.00
Bank Interests		0.00	200.00	16.66
Reserve Interest Income		0.00	1,151.86	95.98
TOTAL INCOME		254,400.00	293,911.86	24,492.64
EXPENSES				
<i>Administrative Expenses</i>				
Office Expenses/Administrative		5,000.00	4,000.00	416.66
Accounting/Tax Filing		1,175.00	1,500.00	125.00
Legal Fees		5,000.00	6,000.00	500.00
Management Fees		10,254.00	11,748.00	1,037.74
Post Office Box		100.00	182.00	15.16
Office Supplies		300.00	300.00	25.00
Corporate Reinstatement		100.00	100.00	8.33
Reserve Study		3,000.00	0.00	0.00
Pool Permits		350.00	350.00	29.16
Insurance		7,551.00	6,568.98	547.42
<i>Total Administrative Expenses</i>		<u>32,830.00</u>	<u>30,748.98</u>	<u>2,704.47</u>
<i>Fixed Costs - UTILITIES</i>				
Electric Service		8,500.00	8,500.00	708.33
Reclaimed Water		2,000.00	2,000.00	166.67
Water & Sewer Services		2,500.00	2,500.00	208.33
Cable Services		67,200.00	75,400.00	6,283.33
<i>Total Fixed Costs</i>		<u>80,200.00</u>	<u>88,400.00</u>	<u>7,366.66</u>
<i>Operating Costs</i>				
Cabana Repair & Maintenance		2,000.00	6,704.88	583.33
Cabana Supplies		300.00	300.00	25.00
Grounds and Landscaping Contract		52,000.00	54,000.00	4,500.00
Tree Maintenance		6,000.00	6,000.00	500.00
Sprinkler Repair & Maintenance		15,000.00	18,000.00	1,333.33
Pool Management Contract		7,000.00	7,200.00	600.00
Pool/Cabana/Tennis Court Maintenance		3,600.00	3,600.00	300.00
Pool Supplies		500.00	1,000.00	83.33
Erosion		0.00	13,866.14	1,155.51
General Repair and Maintenance		0.00	15,000.00	1,250.00
<i>Total Operating Costs</i>		<u>86,400.00</u>	<u>125,671.02</u>	<u>10,330.50</u>
<i>Reserve Contribution</i>		36,970.00	47,740.00	3,978.33
TOTAL OPERATING EXPENSES AND RESERVE CONTRIBUTION		254,400.00	292,560.00	24,380.00
NET INCOME		0.00	1,351.86	112.64

PROJECT RESERVE BUDGET	
Previous Balance	\$95,000
2025 Reserve Contribution	\$47,740
New Reserve Balance	\$142,740

Prepared by: Lois Marotta
Lois Marotta

Approved by: The Board of Directors
At a Regular Board Meeting 09/17/24

BUDGET BASED ON MAINTENANCE FEES OF \$230.00 PER MONTH COMMENCING JANUARY 1, 2025

Common Area Maintenance Projects to be carried out in 2025. Fully Funded by the Reserve Account (see page 11 of the Reserve Study, found on our website and adopted by the Board of Directors on June 19, 2024)
Asphalt Pavement, Seal and Coat - \$27,990
Monument (Entrance) Signs - \$4,101
Chelsea Court Drainage Issue - \$10,253

WILLOW WOOD VILLAGE HOMEOWNERS ASSOCIATION, INC

Notice to Members – Rules and Covenants

Please note that the Association maintains a website where every association member may locate complete copies of the association's rules and covenants.

The website address is willowwoodvillage.com

Also please note that the association intends to utilize the website for the purpose of making the association's rules and covenants, as well as any amendments to these documents, available to the members of the association.

The Association Documents tab of the website contains among others:

- CCR Declarations
- CCR Declarations Amendments
- By Laws Willow Wood Village
- Rules And Regulations Willow Wood Village
- WWV Violation Policy
- WWV Towing Policy
- WWV Resolution Authorizing Online Voting
- WWV Code Of Conduct - Homeowners
- WWV Code Of Conduct - Board Members With Statement Of Commitment
- WWV Records Request Policy
- WWV Security Cameras Policy and Restrictions for Access and Use