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. A Corporation Not-for Profit

FINAL NOTICE TO ASSOCIATION MEMBERS OF ANNUAL MEETING AND BOARD OF DIRECTORS MEETING

The Annual Meeting of Willow Wood Village will be held at the following place, date and time:

Place of Meeting:	Pool Cabana and Online		
	1067 Willowood Lane, Dunedin, FL 34698		
	WWVHOA - ANNUAL MEETING		
	Nov 12, 2024, 6:30 – 7:30 PM (America/New_York)		
	Please join my meeting from your computer, tablet or smartphone.		
	https://meet.goto.com/685483069		
	You can also dial in using your phone.		
	Access Code: 685-483-069; United States: +1 (408) 650-3123		
	https://meet.goto.com/install		
Date of Meeting:	November 12, 2024		
Time of Meeting:	6:30 pm		

The purpose of the Annual Meeting is to elect 3 - 7 members to the Board of Directors for a one-year term as well as any business as may properly come before the membership.

In connection with the election, a notice of intent was sent to all owners, asking people who were interested in serving on the Board to indicate this in writing. Seven candidates have submitted their notice of intent to run for the Board and have been deemed eligible to seek election to the Board.

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

The Annual Meeting of **Willow Wood Village** will be held on **November 12, 2024 at 6:30 pm** at Willow Wood Village Pool Cabana, Dunedin, FL.

NOTE: An organizational meeting of the Board of Directors will be held immediately upon the adjournment of the Annual Meeting for the purpose of electing officers.

Sincerely, DeSantis Community Management, LLC 931 Macalpin Dr S, Palm Harbor FL 34684 (727) 440-5225

Enclosures: Agenda Final Notice of Annual Meeting Annual Budget 2025 Notice to Members – Rules and Covenants

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

OPERATING BUDGET INCOME	UNITS	2024 BUDGET	2025 BUDGET	PER MONTH
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				
Administrative Expenses				
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
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Total Administrative Expenses		32,830.00	30,748.98	2,704.47
Fixed Costs - UTILITIES				
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
Total Fixed Costs		80,200.00	88,400.00	7,366.66
Operating Costs				
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
Tatal One values Costs		06 400 00	105 074 00	10 000 50
Total Operating Costs		86,400.00	125,671.02	10,330.50
Reserve Contribution		36,970.00	47,740.00	3,978.33
TOTAL OPERATING EXPENSES AND RESERVE CONTRIBUTION	N	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 Decemic Contribution	¢47 740			

Previous Balance

2025 Reserve Contribution	\$47,740
New Reserve Balance	<u>\$142,740</u>

Prepared by: 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 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

Willow Wood Village Board of Directors September 28, 2024