



DRAFT

Willow Wood Village Homeowners Association, Inc.

Regular Meeting of the Board of Directors - Minutes Tuesday, December 3, 2024

Meeting called to order: Called to order by R. Santangelo, 6:30 p.m.

Proof of Notice: Notice emailed/posted on 11/30/24.

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

Approval of Meeting Minutes: October 22, 2024 (Regular Meeting), October, 2024 (Special Meeting), November 12, 2024 (Organizational Meeting) - K d'Entremont motioned to approve the minutes, 2nd by T Reynoso, approved.

L Marotta asked if the draft Annual Meeting Minutes from November 12, 2024 could be posted to the Willow Wood website. The board agreed to this request.

Treasurer's Report –

- a. Treasurer, L Marotta reported that our Operating Account Balance as of Nov. 30, 2024 was \$24,237.02 and Reserve Account Balance was \$96,678.30. Delinquent Accounts were \$7,490.00.
- b. Update on Foreclosure of 1150 Somerset Circle South - Foreclosure sale is on December 5, 2024.
- c. Lien Status for 2nd property in Willow Wood – Will review after Foreclosure sale for above property.
- d. Delinquencies – down from November as one of the delinquencies was paid.
- e. For those who pay via coupon book, these will be mailed out soon. For those paying by ACH, the new maintenance amount of \$230 for 2025 will be updated by the property manager for January 1 withdrawals.

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) Tree trimming – K d'Entremont motioned to approve the last bid for Paradise Palms to trim the trees, up to \$6650 (from the bid received Sept. 17, 2024) to be spent. T Reynoso seconded, approved.
- b) Sinkhole update – it has been determined the sink hole repair is a city expense. L Desantis to follow up with the city in 2-3 weeks.
- c) Fence Quotes – T Reynoso presented a quote from Maintenance Professionals of Tampa Bay. R Santangelo motioned to approve, T Reynoso seconded. Approved.
- d) Engineer for erosion – Three new engineers were contacted for an inspection quote.
- e) Violation Update – List reviewed, two were removed, the remaining will receive violation letters.
- f) Leasing update – spreadsheet reviewed with new board members
- g) ARC requests – 1136 Somerset Circle South – approved
- h) Irrigation update – Mark Sheets suggested capping off the Darby Court lines until the sinkhole issue is resolved so that the rest of the community sprinkler zones can be turned back on. T Reynoso motioned to approve, L Marotta seconded. Approved

Unfinished Business:

- Hurricane Policy – K d'Entremont presented the revised policy. R Santangelo motioned to approve the policy with suggested changes to color of windows and doors, L Marotta seconded. Approved.
- Cabana Repairs – T Reynoso shared that the cabana repairs are complete
- Debris Cleanup – T Reynoso recognized R Sloop for forwarding the information regarding additional FEMA funds that allowed the debris to be collected without charge to the community. This saved the community \$3000.00.
- Driveway update for 152 Thistle Court – M D'Elia shared that the sprinkler head has been moved and the project will proceed once the new line can be tested.

Committee Reports

- Recreation Area – L Marotta asked that a board member be assigned to supervise the pool area, including key fobs and storm prep. J Scott volunteered.
- Community Volunteer Clean- Up Day – T Reynoso shared that the clean up day will be in January. Any community members who would like help with items, or see things in the common areas that could use clean-up, can contact a board member. Anyone available to volunteer should also contact a board member. Items on the list will include the pool fence pressure washing.
- Research/Governing Docs/Legal – K d'Entremont gave a brief overview of this role and the applicable statutes.

New Business

- Board Assignments – Brief discussion on board assignments for the upcoming year. This will be further discussed prior to the next board meeting.
- Pool Service Quotes – L Marotta presented three quotes, discussion amongst the board. R Santangelo motioned to approve Patrick A Morgan Pool Service. K d'Entremont seconded. Approved. L Desantis to contact to determine start date and also current company end date.
- Newsletter – M D'Elia asked if there was a possibility of adding local business advertising to the newsletter. Discussion determined that as a not-for-profit organization, this would not be feasible.

Board Member Remarks:

- None

Homeowner Remarks:

- R Sloop gave an update on the oleanders that he is continuing to care for. Six stumps need to be removed, Louis to contact the landscape company to ask about removing them. R Sloop also mentioned the drip lines needed repair. Louis to check with the irrigation company to see if these lines are connected to the sprinkler system.
- G. Chouinard asked for clarification on the timeline for the sinkhole and sprinkler system for Darby Court.

Adjournment: R Santangelo motioned to adjourn the meeting at 8:02 p.m., 2nd by T Reynoso, Approved.

Respectfully submitted:

Tina Reynoso, Secretary/Treasurer

DESANTIS COMMUNITY MANAGEMENT, LLC

Office/Fax 727.440.5225 Info@DeSantisMgmt.com

Mailing Address 2931 Macalpin Dr S, Palm Harbor FL 34684 Office Address 801 W Bay Dr Ste 406, Largo FL 33770

www.DeSantisMgmt.com

THESE MINUTES HAVE NOT BEEN APPROVED