

Willow Wood Village Homeowners' Association, Inc.

Board of Directors Meeting – February 20, 2024

As a quorum was established and notice was properly posted, the Willow Wood Village Homeowner's Association Board of Directors Meeting was called to order at 6:30 PM by the Board President Patricia Belcher in the Pool Cabana area – Dunedin, FL 34698.

Directors Present: Patricia Belcher, Lois Marotta, Bob Mudra, Randy Wiles,
Steve Hartofilis and Katherine d'Entremont

Director Present via Zoom: Sharon LaPointe

Also Present: Sue Marino, LCAM - Monarch Association Management, Inc.

Proof of Notice & Roll Call: Sue confirmed the Proof of Notice was posted and Patricia conducted Roll Call, confirming a quorum of the Board. Therefore, Patricia Called the Meeting to Order and welcomed everyone who has attended.

President's Message: Patricia spoke about her concern regarding WillowWood and Somerset Associations' differences and that we should all be looking at the common good for the entire community. The importance of keeping the meetings running smoothly, with all Board Members working together for the common good of the community.

Minutes:

***Patricia Belcher motioned to approve the Minutes of January 2, 2024, January 24, 2024, January 29, 2024 and February 7, 2024. Seconded by Randy. All in favor.
Motion carried unanimously.***

Treasurer's Report: Lois Marotta reported getting a quote for liability insurance for a 1099 employee we employ to clean the recreation area. This insurance policy would also cover volunteers. The quote was for \$300 per year. Unanimously approved by the Board to go ahead and get the policy. Lois reported that we have approx. \$9000 in delinquent accounts. A large portion of that amount is owing by one homeowner who has a lien on his property. Lois will look into foreclosure proceedings against this homeowner. We have \$38,410.23 in the Operating Account and \$43,178.40 in the Reserve Account. All bills are currently paid. We had some large bills for the month of Feb, including \$5000 to fix the drainage sewer cover on Willowood Lane and \$6,500 to MSI for Irrigation repairs.

ARC Applications: Bob and Randy

ARC application proposed by Richard Sloop for a paver patio, pergola and fire pit. It was reviewed by all Board members.

***Bob Mudra motioned to recommend approval of the ARC Application,
second by Randy Wiles. Motion carried unanimously.***

Bob Mudra mentioned a problem with motorcycles in Somerset Circle S. Will notify Monarch to issue a violation letter to the owner of the unit.

Irrigation/ Landscaping: Randy

Randy addressed the irrigation and landscaping issues in the community. Randy mentioned a project he is working on that will involve the landscapers and obtaining parking curbs and barriers. More research is needed before a proposal is presented to the Board. Lois Marotta asked Randy if tree trimming of branches overhanging common fences is done by the lawn service. Randy to check on this.

Sales and Leasing: Sharon

Sharon LaPointe spoke on the sales and leasing procedures currently being worked on. Letters will be sent to all homeowners very soon explaining Grandfather status for leasing, the lease cap currently in place and leasing procedures. Sharon is working on getting current leases from the 26 rental properties in WillowWood Village.

Research/Legal/Governing Doc: Katherine

Katherine d'Entremont explained that easement letters drawn up by our attorney are prepared and ready to be sent to the homeowners who have sprinkler timers attached to their homes. These will be filed with Pinellas County as legal documents, remaining for the life of the home. Katherine offered to work with Bob and Randy regarding the parking issue in Somerset Circle S.

Social: Sharon Spiegl

Sharon is trying to organize a "Hoedown" type event for March, with line dancing, pot luck appetizers and refreshments. An email blast will be sent out to all homeowners informing them of more details.

Management Report: Sue from Monarch

Sue spoke about delinquent account notices being sent out. Sue explained that all Board members are current on their Board Certification. Bob Mudra asked about the status of a rental at 1181 Somerset Cir S, with many people in and out. He suggested a notice be sent to the homeowner.

Unfinished Business: Reserve Study Bids – Lois

Lois Marotta shared 3 bids from Reserve Study companies to the Board members prior to the meeting for their review. Lois' recommendation was from the Reserve Study Institute. Cost is \$1400. They will provide us with a comprehensive analysis of our common elements and infrastructure. This will assist us greatly when preparing the next budget so that we fund our Reserve Account properly for future projects and repairs.

***Katherine made a motion to choose Reserve Study Institute. Seconded by Patricia.
Motion carried unanimously.***

New Business: All Board Members

Bob informed us that the erosion along the creek and behind the pool is worsening. He has offered to get a proposal to correct the problem.

Regarding the fence replacement behind Somerset Cir N and S, Patricia suggested taking a photo of the fence and sending it to the city to determine who the fence belongs to.

Lois presented some color samples for WillowWood Village to come up with a color palette so that homeowners have a guide when choosing house colors. Katherine, Lois and Patricia will finalize a palette and submit that to the property manager.

Lois presented the Pickleball Rules which were formulated by a committee consisting of Wallace Gillard, Tina Reynoso, Katherine d'Entremont and Lois Marotta. A motion was made by Katherine to approve to attach to current Rules and Regulations. Seconded by Patricia. Steve and Bob opposed due to lack of time to review the document prior to the meeting and at the meeting. Motion carried as there were 5 members for and 2 opposed.

Adjournment:

***Being no further business, motion to adjourn the meeting at 8:14 PM.
Motion carried unanimously.***

Respectfully submitted by,
Steve Hartofilis, Lois Marotta

MINUTES APPROVED APRIL 9, 2024

