



Windover Farms Community Association
P.O. Box 658
Titusville, FL 32781

May 28th, 2024

Greetings, Residents of this Community,

As I write this President's Letter for June, I find Windover Farms facing yet another onslaught of a developers' efforts to establish multi-family apartment complex, at the end of our Community. As many of you are already aware, "The Bristol project", specifically, near SR50 and Windover Way, on approximately 25 acres of land, is already zoned as "medium density residential", and now they are attempting another rezoning effort, this time to allow a much greater 304 units in density.

If you love and enjoy our rural setting, consider this a call to arms, a "Paul Revere Ride" so-to-speak, for each of us throughout the area to now stand up, take notice, and BE noticed to turn. Drive back this attempt by developers to flood the limited space of Windover Way and SR50 with yet more traffic, population overrun and possible crime!

There have been a number of folks demonstrating a desire to get involved and help to block the efforts of developers to rezone to such an intense density for housing. Leading much of that effort has been Lindsey Grizzle and friends.

Many people have approached her with the idea of developing a funding source for an attorney specializing in fighting such efforts and land development experts in combating such land developments. I applaud such actions and encourage anyone, wishing to get involved. To volunteer to help, get in touch with Lindsey to co-ordinate a plan of action. She is currently looking for volunteers to co-ordinate "fund me" websites for acquiring the working capital for such efforts. Contact Lindsey at 321-302-0458.

Remember, June 19th is the Planning and Zoning Committee meeting, and she has every reason to expect the Bristol development people will be there in full force. I encourage all who can, to be there at that meeting!

Remember, the outcome of a change in density will influence us all and reflect most likely in diminished land values for this community!

With this in mind, along with other important items on the agenda, we have called a Board of Directors Meeting for June 8th, at 10 AM, (Saturday), to discuss this pertinent issue, along with other items of concern such as;

- 1) Discussion regarding the Bristol Project
- 2) The revised and finalized budget, for this year as well as course of action for the future.
- 3) The issue of the assessment approval (dues) for the community to be Finally resolved as our promise to the membership.
The vote of finalization and subsequent course(s) of action.
- 4) Changes to our By-Laws and CCRs are now in the final stages of review, and upon discussion and acceptance, by the board at this meeting, with revisions, may possibly be passed on to the membership for review and approval of those members attending a follow up meeting at a later date TBD.

So you see, neighbors, this is an important meeting to attend and input your ideas and responses too. Go to our website,

<https://windoverfarmshoatitusville.com>

Fill out a request to address the meeting if you wish, per instructions provided on the announcement in the website. Time will be limited and we wish anyone with ideas or comments to be heard. Please keep them topical to our agenda.

And as for Bristol, I urge all of you to get together with your neighbors, Perhaps it is time once again for people in this community to rally together as “Concerned Citizens of Windover”To decide for yourselves a course of action to make all our voices heard.

May God bless you all,

Tom Nuthall
Pres. WFCA