



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

April 27, 2024

A letter from the President:

Greetings to all my fellow residents of Windover Community,

As you know, any residential neighborhood is only as good as the people and their neighborly participation in that community, in which they reside. It is that very subject of which I ask of you to indulge me and read this letter I send to you, so heartfelt and urgent.

In mid-March of this year your Windover Farms board of Directors sent out a mailing to all of you. The mailing consisted of a communication request and a letter of approval for the increase in annual assessments. This was an increase we had all experienced from the previous board. As a newly elected Board of Directors we were, and still are, eager to move on with our "New Beginning" promised to all members of our wonderful community.

Sadly, as of this date, nearly two months later, we have received only 179 responses out of 370 mailed to the membership. I applaud those 179 households that have responded! And, let me add, out of those 179 responses, only two households were opposed to the increase of the assessment to \$99. The response was overwhelmingly for the increase! Many even noted that the \$99 was not enough in their opinion, to sustain a working community. Again, my heartfelt thanks goes out to all of you that have responded!

Unfortunately, what we have received to date, is far from enough to approve the increase, and "looms large" as an impediment to moving on, for all this Board wants to accomplish, for you, and what you have requested as a community.

As with any action, or lack of, there are consequences to be faced by all. We all enjoy the serenity and use of our recreational park. What if we, as a community were unable to afford the upkeep? The insurance such a park requires? The lighting? It is certainly unfair to much of the community and those good people that want these improvements for our neighborhood, to have to suffer do to inaction of their neighbors. You might go so far as to say, "It's downright tragic!" What would happen to this community if it lost it's amenities? Being able to have a realistic budget and meet it, means more than anyone might realize. Don't allow such a tragedy to happen to our wonderful community.

Everyone I talk with seems to have a common bond and desire to improve Windover, whether it is regarding the Recreational Park, changing, updating and simplification of our

outdated by-laws through revisions, or conducting the events scheduled for our community. In today's world, it all takes money, and much more of it than in recent years. I promised all of you a responsive Board of Directors when you elected us in February, and we believe we have been exactly that to all who have interacted with us. Your notes of "Thank You" have testified to that, and you have our very heartfelt appreciation for such responses.

Now, I have a request for all of you. Those residents that have not yet responded to our mail, please send in your approval of the assessment increase as soon as possible, along with your correspondence preferences! Those of you that have already sent theirs in, talk with your neighbors, urging them to do the same. Please make a sincere effort to do it in the next couple of weeks. **A deadline has been set for all approvals to be received no later than May 20th.** Budgetary Decisions must be made by that time. I don't need to remind everyone of the consequences of this Community Corporation not being able to meet its financial obligations.

If we fail in this simple endeavor to approve an increase in the assessment, so desperately needed, how can we possibly proceed with such a lack of response for rules changes or other endeavors? **Now is the time to help the community in which you reside!**

I understand if the letters have been misplaced in your busy households. Perhaps it was inadvertently thrown away. In any event, don't let that stop you from responding with your vote. We will make it convenient for you, by posting a duplicate approval document on this website for you to download, fill out and email back to us via this website. Watch for it in the next few days!

I sincerely urge each of you that hasn't of yet sent their response and approval in to the association Board, to do so this week! It is vital to the well-being of your Community, and your Neighbors!

Thank you on behalf of all your fellow neighbors who love this community, as I'm sure you do, as do I.

Sincerely,

Tom Nuthall
President WFCA

CONSENT TO INCREASE IN 2024 ANNUAL ASSESSMENTS

The undersigned hereby consents to the increase in the 2024 annual assessments for Windover Farms Community Association as follows:

For the operation of the Windover Farms Community Association in 2024, the amount of \$32.67;

For the operation and maintenance of the Windover Farms Long Lake Recreation Area in 2024, the amount of \$67.33;

For a combined total 2024 assessment of \$99 per lot.

Printed Name

Street Address

Lot Number(s)

Signature

Date

Note: If your lot is owned by a trust, please sign the signature line as "Trustee
for: _____"

Name of Trust _____