



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

December 10, 2024

Subject: Notice to All Members of Special Joint Meeting on January 4, 2025

Pursuant to the requirements of paragraph 8 of the current revitalized By-Laws of Windover Farms Community Association, Inc., you are notified that a special joint meeting of the Association members and the Board of Directors will convene at 10 AM on Saturday, January 4, 2025 at the Long Lake Recreation Area with the limited and specific purpose of adopting amendments to the Association By-Laws.

If you are unable to attend this meeting, you may vote by means of the attached proxy. The proxy form contains instructions on when and where to return it.

These new By-Laws are a total replacement of the existing 1980 By-Laws which were brought forward unchanged in the February 2020 revitalization. These proposed changes were posted on the Association web site for a 30 day member review and comment period in July and August 2024. The proposed new By-Laws were reviewed by the Association attorney for compliance with Florida Statute 720 and conformity with current HOA practices within the State of Florida.

The full text of the proposed new By-Laws are attached to this e-mail. Also attached is a summary of the changes.

These are the By-Laws, **NOT** the Covenants, Conditions and Restrictions (CCRs). The By-Laws describe how our Association is organized and administered, define the roles of the directors and officers, provide election procedures and set quorum requirements for various types of meetings. The By-Laws do not contain any provisions on restrictions on lot usage or assessments.

Enactment of these By-Laws requires a vote by 3/4 of the Board of Directors and an affirmative vote of a simple majority of the members who attend this meeting.

Adoption of the new By-laws is the only agenda item for this special joint meeting and no other business may be conducted. Once the special joint meeting is adjourned, a regular Board of Directors meeting will convene to conduct other business.

If you have any questions, please let us know by e-mailing us at windoverfarmshoatitusville@gmail.com or via US Mail at WFCA, P.O. Box 658, Titusville, FL 32781

For the Board of Directors:
Randy Wilhite
President