



Windover Farms Community Association  
P.O. Box 658  
Titusville, FL 32781  
[www.windoverfarmshoatitusville.com](http://www.windoverfarmshoatitusville.com)

Annual Meeting Minutes

2\_07\_2026

**I. Call to Order**

Meeting was called to order by President Randy Wilhite at 12:00 p.m. at the Titusville Civic Center. President Wilhite chaired the meeting.

**II. Roll Call and Quorum Evaluation**

Board members present: President – Randy Wilhite, Vice President – Joy Bryant, Secretary Susan Alderfer, Treasurer Sue Langin and Director at Large Jenny Ramia-Ramos.

24 members of Windover Farms Community Association were in attendance in person. Director Ramia-Ramos reported 112 votes for quorum purposes were collected through electronic voting. The January 2025 By Laws require a quorum of 20% of the total 402 voting lots which comes to 81. The electronic votes total 112 votes for quorum which exceeds the required 81 votes for a valid Annual General meeting. The Annual Meeting may legally proceed.

**III. Meeting Notification**

Paragraph 6C of the By laws requires 14 days notice of the annual meeting. Such notice was provided to each member on November 1, 2025 via email or US postal service first class mail. Notice of the Annual meeting was also posted on the WFCOA website [www.windoverfarmshoatitusville.com](http://www.windoverfarmshoatitusville.com) and physical signs were posted along Windover Way and outside the Titusville Civic Center.

**IV. Previous Meeting Minutes:**

Motion was made and seconded to waive reading the previous meeting minutes. A vote was taken on this motion and the motion was carried unanimously

**V. 2026 Annual General Membership meeting information briefings:**

Each Director and Committee Chair then briefed the members on developments since the last annual meeting:

**Electronic Voting – Director Ramia-Ramos’ report:**

- a. Electronic voting has been very successful and popular with the members. During the vote for the new CCRs there were 238 electronic votes cast which was over 80% of the 294 members registered to vote electronically.
- b. We continue to have a small number of member’s e-mail systems refuse delivery of the e-vote notice. These have been handled manually.
- c. There were 112 e-votes for quorum purposes and most of those came within the first few days of the vote opening. We reached quorum within seven days.

**Budget Report – Treasurer Langin’s Report:**

- d. Sue reported the end of year 2024 cash assets for the Association were \$66,136 and at the end of 2025 those assets were \$64,483. These are snapshots of the cash on hand at a certain time and don’t account for the surges in dues collections around December and January of each year.
- e. During 2025 the Association had total expenses of \$39,691 which included \$24,338 in park specific expenses. Sue provided a detailed break out of each expense element as well as a hand-out for the members.
- f. During 2025 the Association received \$55,536 in income. Sue detailed the income from dues, donations, estoppel fees and lien satisfactions.
- g. For the first time in many years we had a net positive income of \$15,846 after expenses.
- h. Sue also noted this year’s invoicing was handled by our accounting firm and was very smooth. Last year’s effort to deliver these electronically simply did not work.

**Web Site – Secretary Alderfer’s Report:**

- i. Since the introduction of our web site we have had 23,727 individual visits with 11,194 of those coming in the past year. That averages out to over 1,000 visits per month. In just the last 30 days we had 867 visits and within the last sever days there were 112 site visits.
- j. These numbers place us as 92d out of 100 HOA web sites hosted on GoDaddy, a phenomenal ranking.
- k. The web site is now the repository for most of our documents and is the “go-to” location for members looking for HOA information and documents as well as potential buyers seeking info about our community before making a purchasing decision.

**Park Updates – Vice-President Bryant’s Report:**

- l. During the last year a number of low or no cost repairs were made to the park. These included Mark Jonas re-wiring of the office light switches and the primary breaker box for the racquetball court, installation of a wheel chair ramp for the office as well as friction tape for better traction, replacing a bad folding meeting table used in the office with a donated table from member Bill Swearingen, Joy Bryant relocated one of the of the frisbee golf hole tees and basket to prevent wayward frisbees landing on pool enclosures and yards and grading of the driveway and parking lot by Randy Hearn – all of which were done by members without cost.

- m. We had to hire a plumber to repair a water leak in the main water supply line feeding the park at the water meter box located on Long Lake Drive which took several days due to odd sized fittings and cost us \$545. We added a \$57 cypher lock to the racquetball court so members no longer have to search for a Board member with a key to the court. We purchased two feather flags to announce meetings along Windover Way for a total cost of \$331 which replaced the old signs that required digging to put in place for the monthly meetings.
- n. We removed the chain between the parking lot and the pavilion after seeing a couple of members trip while trying to cross over it
- o. Lawn maintenance contract was renewed for \$450 per month and the company was very responsive to two complaints about some areas not being mowed.
- p. Insurance was re-negotiated after discovering there was no liability coverage for the park except the pavilion. This resulted in a slight reduction in insurance costs.
- q. We had to hire JB's Lawn Service for the 2025 post storm cleanup which ran \$750.
- r. After a competitive bid process the Board selected MackBuild LLC to repair the entire driveway and parking lot for the park. This involved hauling in back-fill dirt, compaction, levelling and finishing with a three-inch deep asphalt milling surface which was also levelled and compacted. The cost for this was \$18,500 and was completed in January 2026.
- s. Remaining projects are completion of electrical repairs to the overhead lights at the racquetball court and installation of a concrete walkway between the newly refinished parking lot and the pavilion. These will be up to the 2026-2027 Board.

**Committee Updates:**

- t. Dolores Passarella, Chair of the Activities Committee provided info on the past year's community activities which included two community-wide yard/garage sales, the 2025 Easter Egg hunt and the 2025 holiday lighting contest. She remarked that the holiday lighting contest continues to grow ever more spectacular with more and more members decorating their lots with really impressive displays. Dolores also thanked the Board for the opportunity to chair the Activities Committee.
- u. Frank Rowe, Chair of the Design Review Committee reported that there were six DRC requests submitted in the last year with three involving fence installations, two concerning pool installations and one for expansion of an existing attached garage. These requests were all approved after a site walk-down.

**Association Update – President Wilhite's Report:**

- v. The Bristol apartments development at 8225 Windover Way was finally disapproved by Titusville City Council on May 12, 2025 and on August 6, 2025 that 26 acre parcel was sold to Saagh Real Property for \$4.5 million. That is the only hard fact we know. Rumor has it this was purchased for a Starling car dealership at this site which seems to be the most benign development as it has limited traffic flow, limited operating hours and limited noise. The adjacent 7 acre lot which is the site of the burned out Space Coast Fuels truck stop is still owned by the Donall Trust but a member reported this will be a strip-mall. No other facts are in evidence.

- w. After a three and one-half month effort, the new CCRS were approved by the members and recorded in the county official records in October 2025. President Wilhite singled out Vice-President Joy Bryant and members Becky Curran and Kim Merwin for their door-to-door efforts to gather ballots which finally put us over the hurdle of approval by two-thirds of the members. President Wilhite also noted the key part Director Jenny Ramia-Ramos played by her intensive management of the e-vote and manually updating the electronic voting records. President Wilhite also noted that the members owed special recognition to members Janine Pape and Gary Johns for their months long work in drafting the new CCRs and by-laws which the members actually voted on. The final vote was 274 out of 395 eligible voting lots which exceeded the two-thirds required approval by the members. President Wilhite summarized the most significant changes in the CCRs which included adoption of Brevard County ordinances concerning short-term rentals, parking of vehicles of all descriptions, an increase in the annual dues from \$75 to \$100 per year per lot, a defined process for future dues increases and restrictions on signs advertising businesses.
  - x. President Wilhite concluded by stating that the current Board was elected by the members with five main charges which were to stop foreclosures and stop legal actions against members concerning outbuildings, fire the previous Board attorney, create a better web site, improve communications between the members and the Board and create new governing documents. He listed the ways these charged responsibilities had been met.
  - y. President Wilhite thanked each Board member for their individual contributions and support of him by providing candid feedback, reality checks and suggestions on improved communications with members. This was a team effort and he thanked each of them.
  - z. President Wilhite also expressly thanked member Mindy Elfand for her generous support by providing most excellent coffee service to everyone in attendance.
- VI.** A 20 minute recess was taken at 12:50 PM and the meeting reconvened at 1:10 PM at which time the floor was opened to member questions.
- a. Member Werner Mihal addressed the meeting with questions concerning the legitimacy of the 2025 changes to the CCRs and the By-Laws. He held that the original 1980 documents required three-fourths of the members to approve changes in these documents as well as the Articles of Incorporation. He acknowledged receipt of responses to two letters he submitted to the Board and thanked the Board for those responses but insisted the original 1980 documents had not been legally changed by the required number of members. He also questioned the legitimacy of the 2020 revitalization effort and asked for proof this was done in accordance with Florida law. President Wilhite responded he would reply to these questions but this was a matter for the 2026-2027 Board to investigate.
  - b. Bryan Phillips and several members raised questions concerning flood control within Windover Farms resulting from the extraordinary rain event in 2025 which had some lots under water from the flooding of the Addison Canal. After discussion by several members the conclusion was this is a matter beyond the control of the HOA as the Addison Canal is controlled by the St Johns River Water Management District who have been unresponsive to inquiries dating back over 20 years.
  - c. Questions were raised by multiple members concerning ATVs and motorcycles using the foot path between the park and Turkey Point Drive. Members remarked this is a recent development. After discussion it was determined that it is necessary to identify these individuals and action will be taken to stop this.
  - d. A question was raised about voting rights – does a lot owned by two joint owners have one vote or one vote per owner. President Wilhite responded that each lot has only one vote and that one vote can be exercised by any registered lot owner.

**VII. Installation of 2026-2027 Board of Directors:**

- a. The term of office for all five of the current Board members expires at this annual membership meeting. In accordance with Florida statute 720.306 a 30 day long open nomination period for candidates for the 2026-2027 Board of Directors was held from November 1, 2025 through November 30, 2025. Notice of such open candidacy period was sent to each member. There were five volunteers for the new Board and those were (in alphabetical sequence by last name) Dick Bernard, Sandi Combs, Ed Rauch, Jenny Ramia-Ramos and Danny Sharp. In accordance with both Florida statute 720.306 and our own by laws, there being an equal number of volunteers as vacancies on the Board, these volunteers were appointed via a unanimous vote by the four eligible current Board members with Director Ramia-Ramos not voting as she is a candidate for the new Board.
- b. The new Directors retired to a separate area to conduct the required organization meeting.
- c. The results of that meeting were given to the current President who announced that the new Board of Directors were Jenny Ramia-Ramos as President, Danny Sharp as Vice-President, Dick Bernard as Secretary, Sandi Combs as Treasurer and Ed Rauch as Director at large.

**VIII. There being no further business, the 2026 annual membership meeting adjourned at 2:10 PM.**