



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

Board Meeting Minutes

3_01_2025

I. Call to Order

Meeting was called to order by President Randy Wilhite at 10:00 a.m. at the Long Lake Recreation Area.

II. Roll Call.

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

11 members of Windover Farms Community Association were in attendance in person.

III. Meeting Notification

Notice of the Annual meeting was posted on the WFCOA website www.windoverfarmshoatitusville.com and physical signs were posted along the north entrance of Windover Way and at the entrance to the LLRA.

IV. Previous Meeting Minutes

- a. Motion was made and seconded to waive reading the previous meeting minutes. A vote was taken on this motion and the motion was carried with an unanimous vote.

V. Questionnaire Responses

- a. Include mowing all ditches and sides along roads in our HOA. The board clarified that although theoretically possible this additional scope would be prohibitively expensive and is the responsibility of Brevard County. The number to call requesting mowing / trimming service will be provided to the members.
- b. Do something about frisbees going AWOL along one particular hole on the frisbee golf course at LLRA. The board investigated the situation and determined that the placement of the third hole tee pole and capture pole are such that it “invites” the frisbee players to “lay up” the frisbees on private property adjacent to the park. The Board will be moving both the tee pole and the capture pole such that the angle for “down the fairway” shots are directed away from private property. Two members volunteered after the meeting and accomplished removing the tee pole to the new location.
- c. A member reported that a gopher tortoise has located on the berm in the LLRA and needs to be protected by law. A member volunteered to make a trip to Lowe’s and procure the stakes and orange tape to protect the area until the county can relocate the



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

Board Meeting Minutes

3_01_2025

tortoise. The lawn maintenance crew has been notified of the coming barricade and the presence of the protected animal. Thank you to the members for volunteering.

- d. What's going on with the "Bristol Project". The original Bristol project was denied by the Titusville city council. The development plan is being withdrawn by the developer. There are no verifiable facts concerning the future plans for this plot of land; however, rumors indicate that 3 plots may be combined for a future developer for a commercial business.
- e. Kelvin Pinero reminded the board that the racketball court door lock switch to a combination lock was still not completed. Vice President Bryant apologized that she had completely forgotten to get that done. Director at Large Ramia-Ramos volunteer to get the accessible door lock resolved. Thank you Ramia-Ramos.

VI. Treasurer's report

- a. 75 members have not yet paid the annual dues. A second notice will be sent in March.
- b. When there is to be a lien on a member's home for not paying the assessment the board must first vote to suspend the voting rights and LLRA privileges of the members and notify the members of the suspended privileges. The board voted to suspend voting and park privileges for the three lots that have current liens. The motion passed and the members will be notified on their suspended privileges.

VII. Discussions and Votes

- a. Brian Blickley expressed a concern that the board was painting themselves into a corner by listing the Brevard County ordinances specifically in the CCR versus adding a pointer to the county ordinances only. Stating let the county ordinance be the driver.
- b. Kelvin Pinero agreed with Brian's suggestion that the CCR adopt the county ordinances.
- c. President Wilhite explained that the CCR need to have specific language so that future boards cannot enact Rules and Regulations with a Board vote only. To prevent the current or future Boards of Directors from adopting "rules and regulations" that regulate lot use without member approval, enumeration of those restrictions in the CCRs should be specific. The CCRs rank higher in precedence than "rules and regulations". Including specific provisions in the CCRs referring to Brevard County Code of Ordinances will ensure no future rule or regulation that conflicts with the CCRs can be adopted without member approval.
- d. Debate and vote on changes to the following specific proposed new CCR provisions
 - i. Article VI C. 2 and 3 – 5 votes yes to combine these two articles and change language to read "No animal breeding or boarding facilities that have a detached structure for housing such animals is allowed." **Changed accepted.**



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

Board Meeting Minutes

3_01_2025

- ii. Article VI C. 4 – 5 votes yes to delete entirely. **Changed accepted.**
- iii. Article VI E Limitation on short-term rental or lease of lots – 5 votes yes to accept proposed change. “Brevard County ordinance 62-1102 defines a “resort dwelling” as any residence, or portion thereof rented for a period of less than 90 days. The Brevard County Planning and Development Commission has published an interactive map of where resort dwellings are permitted and prohibited. That map shows all of Windover Farms as being in the prohibited area. WFCA adopts these restrictions with the provision that should Brevard County reduce the permitted minimum rental period to less than 90 days, WFCA shall retain the minimum rental period of 90 days.” **Changed accepted.**
- iv. Article VI F No occupation outside of primary dwelling – 4 Yes, 1 No to accept proposed change. At the end of the paragraph add the following “except as provided in Brevard County Ordinance 62-1842.6 which allows use of a mobile home, travel trailer or RV as a temporary residence during construction of a residence or during major reconstruction of a residence during which time the primary residence is deemed uninhabitable by Brevard County. Such use is limited to a period of two years and must meet the requirements for permitting imposed by Brevard County. **Changed accepted.**
- v. Article VI L. Signs – 4 No, 1 Yes to accept proposed change to “Other than a sign of less than four square feet announcing the owner’s name and/or address, and real estate “For Sale”; signs of less than six square feet, no signs may be erected on member properties.” **Change was not accepted.** Current proposed language remains – “Signs, for whatever purpose, may be erected by owners within the boundaries of their individual lots. No sign shall exceed four square feet and shall not exceed four feet in height. Signs for real estate sales or open house events are governed by Brevard County Code of Ordinances Section 62-3317. Signs erected on individual lots may not contain commercial advertising of any nature. Multiple signs may not exceed an aggregate size of four square feet.”

VIII. Events Committee

- a. Board voted to recommend March 29-30 as the Spring Community yard sale date.

IX. Adjournment

Meeting adjourned at 11:24 a.m. Next meeting will be a Board of Directors meeting at the Long Lake Recreation Area pavilion on the first Saturday in April 5 at 10:00.