



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

**Windover Farms Community Association Inc.**

**Board Meeting Minutes**

**Long Lake Recreation Center**

**6:30 p.m. Tuesday, April 30, 2019**

**I. Call Meeting to Order**

- Meeting was called to order at 6:37 p.m. by President TJ Bacala
- Introduction and explanation of the agenda was given by Secretary Logan Anderson

**II. Roll Call and Certification of Proxies**

**Board of Directors:** President Tammy-Jean Bacala, Vice President Joyce Koyama, Secretary Logan Anderson, Director Vikki Jacobs

**Not Present:** Treasurer Lonnie Koyama, Director John “JC” Castro, Director Bobby Jacobs

**Association Members Present:** Glenn Seaton, Arlene Perez, Betsy Bonner, Bill Solt, Mary Ellen Torres, Toni Toffel, Chad Oman, Randy Hearn, Gary Johns, Jim Misner, Glenn Bacala, Jamie Radcliff, Danny Sharp, Nikolus Koukos, Azi Sultan, Tim Crannell

**III. Proof of Meeting Notice**

Signs were posted on April 27, per President Bacala

**IV. Approval of Prior Meeting Minutes**

Meeting Minutes from April 9 and April 16 were submitted – Motion by Vice President Joyce Koyama, seconded by Director Vikki Jacobs, to accept - *motion carried*

**V. HOA Member Comments or Questions**

- Limited to three minutes limit per member
- This session is for topics not listed on the agenda

**1. Arlene Perez** – offered to post meeting notices on NextDoor to help get meeting notices out, because people don’t drive and my not see the signs

**2. Bill Solt** – raised concerns about a property that has eight or nine cars in its driveway and urged the WFCA Board to get involved to make the property owner clean up the lot. Mr. Solt believes the man is running a business fixing automobiles from his home, which was not allowed in the expired CCRs. He said the house that he was concerned about is at 7777 Windover Way.

Mr. Solt also complained about the homeowner at 7820 Windover Way – “Has a car in his driveway for three years – no registration.”

“I’m trying to get you all involved,” Solt told the Board of Directors



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**3. Toni Toffel** – Explained that Mr. Solt believes that the Board would have more impact making a complaint than from one person.

**4. Gary Johns** – Suggested that homeowners should call Brevard County with their concerns – “We have a very good county; it carries more weight if it comes from the contiguous property owner.”

**5. Azi Sultan** – Raised a concern about the Board of Directors “grandfathering” some violations that have occurred during the period the CCRs have been expired. Apparently during the last meeting, he attended, President TJ Bacala told him that would have to be the case. He doesn’t support that issue.

**6. Gary Johns** – Mr. Johns raised the point that the Board of Directors can change the CCRs before they are revitalized. According to Florida State Statute 720.404, the Board can remove or decrease the CCRs’ restrictions prior to revitalization. The Board cannot make them stronger or add restrictions.

**7. Tim Crannell** – Asked about the status of the Board’s Design Review Committee (DRC). President Bacala informed Mr. Crannell that while the Board is working on the revitalization process, there is no DRC.

\*\* Association members and the Board discussed the Board, it’s duties, effectiveness and revitalization (comments could not be captured, but President Bacala became upset and offered to leave. She was encouraged to stay and work through the meeting by members of the Board). \*\*

## VI. Reports of Officers

*The president instructed Vice President Koyama to begin the officer reports; President Bacala offered her report last.*

### a. **President** - Water Leak Issue, new Owners Welcome Packet, New Windover Resident Hearing

**Water leak** - The board was made aware of a water issue at the park via a post on NextDoor and not from any other contact method. As soon as the President was made aware, she and her husband came down to investigate. They discovered that the toilet in the women’s bathroom had been continuously running due to a failed flange in the toilet’s tank. The continuous water was too much for the area’s drain field which caused the water to pool. Glenn Bacala fixed the toilet. The water soon receded.

**Welcome Packets** – President Bacala reported that Green Books were issued when some residents purchased their property. The Green Book contains the CCRs. She reported that she has encountered new residents that have not seen the Green Book during her efforts to collect revitalization votes. President Bacala took it upon herself, with her own money, to create a welcome packet that includes the Green Book to issue to new residents.

**Sex offender (New Resident)** – President Bacala reported, we have a resident that is living here, he was released on April 22 – the resident’s home - 2814 Long Lake Drive - is 1,800 feet from the pavilion and playground – the court decided not to consider the use of the nature trail in its decision to allow the registered sex offender to move into a home next to Long Lake Recreational Area.



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President Bacala reported that the State requested information about use of the park. A review hearing has been set for 8:30 a.m. on May 2, at the Historic Court House – on Palm St. it is the grey building

*A lengthy discussion about this topic was had during the President's report. Comments that could be captured for the record are below:*

**Vice President Joyce Koyama** said she spoke to a law enforcement supervisor that said “he has to live somewhere around children.”

**Betsy Bonner** – I understand that the young man wears an ankle monitor and can't leave the property. He can not leave his property line. I would be concerned too, but if this guy gets caught doing anything he is going to go back to prison.

**Richard Price** – Pointing to a map of Long Lake Park on the WFCA's office wall said, “This is a surveyed map of the park – it is all considered the park, if the judge was lied to, this is a survey of the park.”

**Chad Oman** – said a pdf of park survey is available on the Association's website

**Veronica Clifford** – How did they determine? As a homeowner, I bought for the park. Now you are going to tell me what is my park? I'm willing to volunteer to help make the park better. We used to have workout equipment

**Bill Solt** – Show them the property line

**Joyce Koyama** – offered the audience the phone number of Florida Corrections Department's Anthony Jordan – 321-264-4073 – to raise concerns

**Donny Sharp** – said “ankle bracelets can be cut.”

**TJ Bacala** – reported the number of States Attorney Sean Sendra – 321-264-6933 – as a place to raise concerns

**Veronica Clifford** – We can show them where kids regularly congregate

b. **Vice President** - Update Park Requests

- We currently don't have much use of the park – I am concerned that we are not using our park. We have a big beautiful park to use for whatever. We need to use this park.
- Conversation was had about access to the racquet ball court, the Board will look in to adding a keypad lock.
- Vice President Koyama said she was concerned that things are developing into a contentious environment – “We are all here to make Windover Farms a better place – it takes everybody.”

c. **Secretary** - Update News Letter Mailing – Jim Misner – board will contact

- Newsletter will be sent out shortly



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- The board is working on gathering e-mails to send electronic information

d. **Treasurer** - Update Revenues, Expenditures,

In his absence, President Bacala reported that as of April 30, the Board has collected \$2,225 voluntarily paid dues (members and rec members)

e. **Directors** - Update Fallen Tree, Pot Belly Pig Question

In Director John Castro's absence, the President reported:

- The WFCA recently received a complaint about a tree that may be infested with pine bark beetles that may be on property owned by the association – adjacent 2898 Long Lake Drive

Toni Toffel asked if the WFCA's pest company could look at it.

Director Vikki Jacobs suggested we request a copy of the homeowner's survey to determine whose tree it is.

- Recently the WFCA received a question from a potential buyer if potbellied pigs were allowed in the development – President Bacala said our CCRs do not allow livestock but are aligned with County – domesticated pigs are not livestock, so the potbellied pig is allowed to live in Windover Farms. President Bacala said the potential homeowner would keep the pig in their backyard.

## VII. Unfinished Business

a. **Board Certification** – TJ and Logan attended certification class on April 25. The WFCA's certification requirement is complete.

\*\* Vice President Koyama made a motion, seconded by Director Vikki Jacobs, to table the Board's planned discussion about committees, and its roles, responsibilities and tasks to a later meeting. The *motion carried*

## VIII. Revitalization

a. **Revitalization** – report by President Bacala

- **Member Comments or Questions about Revitalization** – *please limit comments to three minutes*

Director Vikki Jacobs reported to the association members present that in 2010 the WFCA's CCRs expired. The board at the time did not do what was required so they were expired. There has been a huge effort to revitalize undertaken by the last board which this board is continuing.

President Bacala reported:

- Four people have said they are not interested in revitalization



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- We needed 224
- The prior board was able to collect 157 in 2018
- The Board's attorney (Clayton & McCullough) found that 32 of those collected were filled out incorrectly
- We need an additional 67
- Some lots have been sold since the signatures were obtained.
- President Bacala authorized the Board's Attorney's office to scan in all the forms that they have – "I need to feel, see and touch them."
- Volunteers will continue to contact homeowners.

#### IX. **New Business**

**a. Garden Club** – Secretary Logan Anderson presented an idea brought up by a resident after a recent Board meeting to create a Community Garden at Long Lake Recreational Area. Secretary Anderson expanded the idea to suggest a WF Garden Club – "In Windover Farms we may all have the space enough to create a garden, but do we all have the knowledge."

The group could grow plants for the park. It could potentially create fundraisers by selling plants or offering garden tours of homes in Windover Farms.

Vice President Joyce Koyama made a motion, seconded by Director Vikki Jacobs, to see if the community may be interested via the NextDoor app. – *motion carried*

#### X. **HOA Member Comments or Questions**

- Limited to three minutes limit per member
- This session is for topics not listed on the agenda

#### XI. **Adjournment**

8:35 p.m.

#### **Addendum:**

After the meeting adjourned:

- Member Donny Sharp asked who would sign the affirmative vote for revitalization for the properties owned by the WFCA. Secretary Anderson responded that he believed that duty would fall to the President. Mr. Sharp said that could not happen as the WFCA Board of Directors is just a caretaker board and doesn't have the authority. Secretary Anderson said he would try and find an answer as soon as possible.



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- Glenn Seaton reported that the water problem that occurred recently at the park is not a new one. Previous boards discussed bringing in a few truckloads of dirt to help with the issue as they believed the drain field may be too shallow.
- Gary Johns gave Secretary Anderson hardcopies of Florida Laws pertaining to changing the WFCA CCRs and a list of county statutes that mimic CCR rules. His suggestion is to cull similar rules to the County's and let the county code enforcement handle those areas. Secretary Anderson said he would present his suggestions and information at a future meeting.



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Windover Farms Community Association, Inc.  
 Board of Directors Meeting  
**April 30th, 2019 at 6:30 pm**  
 Long Lake Recreation Center  
 Sign In Form For Board & Community Members  
 Time Limit Of Three (3) Minutes To Comment Per HOA Member

Would Like To

	Print & Sign Name	Address	Phone or Email	Comment Yes or No
1	Gloria Seals	Wade		
2	Arlene Pitt	2887 Long Lake	Arlene@pitts.com	Yes
3	Betsy Bonner	7703 Windover	BONNER@BRIGHTHOUSE.COM	
4	Bill Son	9586 Windover	515 BILLO@AOL.COM	
5	Mary Ellen Torres	7546 Windover	Maryellen34@yahoo.com	Yes
6	Tom Egert	7857 Egert Dr	612-423-1168	Yes
7	Brad Oman	7857 Egert Dr	612-229-8743	
8	Randy Hetman	3681 Fox wood Dr	321-302-8431	
9	GARY JOHNS	3421 Oaks Wood Way	MJOHNS5@CFLIT.COM	104485
10	Tim Mison	7509 scout Dr	Tim@pacx.com	
11	Glean Beceola	8182 Windover Way	glean@windover.com	
12	JANE KNOX	7847 Windover	321.267.8865	
13	DANNY SHARCI	3446 Windover Ln	321-383-4360	MAY18E
14	Nikolae Koukos	7860 Windover way	321-243-9429	
15	AD SUYARD	7865 Windover way	321-438-1160	NAKIC
16	TIM BARNELL	7998 Windover way	321 511-3374	YES
17				
18				
19				
20				



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# Castings Call Certificate of Completion



**Clayton & McCulloh**

ATTORNEYS AT LAW

[www.clayton-mcculloh.com](http://www.clayton-mcculloh.com)

*Embracing Community*

Awards This Castings Call Acceptance Certification to

**Logan Anderson**

After a successful castings call, the above individual has demonstrated the qualities and knowledge of a successful Board Member by attending and completing the "The Magnificent Board Member: The 2019 Homeowners Association Board Certification Class" on the 25th day of April 2019. Clayton & McCulloh applauds you for your outstanding participation in this Premiere.

Maitland Office: Orlando - Phone: (407) 875-2655

Melbourne Office: Suntree/Miera - Phone: (407) 751-3449

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After Hours and Holidays: (407) 808-2553

Website: [www.clayton-mcculloh.com](http://www.clayton-mcculloh.com)

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