



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

Board Meeting Minutes

11_02_2024

I. Call to Order

Meeting was called to order by President Randy Wilhite at 10:00 a.m. at the Long Lake recreational center. President Wilhite chaired the meeting.

II. Roll Call

Board members present: Vice President – Joy Bryant, Treasurer – Sue Langin and Secretary Susan Alderfer

In addition, 7 members of Windover Farms Community Association were present.

III. Meeting Notification

Notice of the Board meeting was posted on the WFCA website www.windoverfarmshoatitusville.com and physical signs were posted at the park and the north entrance.

IV. Previous Meeting Minutes

- a. Motion was made and seconded to waive reading the previous meeting minutes

V. Member Question Responses

- a. Question 1 – Oak tree removal request received and DRC review requirement waived due to the state of the tree.
- b. Question 2 – Trash upkeep complaint rereceived and dispositioned to avoid traffic hazard.
- c. Question 3 – Multiple members have expressed concern on the yard waste and the HOA has responded with Brevard county scheduling information.

VI. Member Email consent update

- a. President Randy Wilhite thanked Steven Foster on his efforts to obtain completed consent forms for email communication. He reported that HOA now had 249 represented lots willing to receive electronic communication. The number of lots was incorrectly stated by President Wilhite at this meeting and is being corrected in these meeting minutes. The correct number of represented lots who have agreed to e-mail communications is 252. Keep up the good work everyone.

VII. Treasurer's Budget Report

- a. 2024 budget overview



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- i. Treasurer Sue Langin reported on the current account levels. The total of the recreation and association accounts are \$12,250 whereas the contingency is \$49,153.
- ii. Treasurer reports that the savings efforts have consistently paid dividends yet the HOA expenditures are still exceeding it's annual assessment revenue.
- iii. The Racketball court roof warranty has been received and will be filed with the repair contract.

VIII. Votes and Discussions

- a. Electronic voting services - President Wilhite reported the contract signed for electronic voting with Vote HOA Now.
- b. Electronic communication consent forms - continue to be received thanks to efforts of Steve Foster and member outreach. The current total is 238 members representing 252 lots. This form of communication reduces our mail out costs which will be a benefit with each communication. Thank you for all your efforts.
- c. Go Daddy website metrics – were reviewed
- d. Governing document revision survey – President Randy Wilhite gave an interim update on the results of the email survey. Of the 238 members emailed 34 responses were received. 59% of the responses selected Option 3 to pursue modification of the governing documents through the lawyer services. The survey has a cutoff of 15 November. The board discussed and agreed to send out a followup communication requesting the members opinion by 18 November.

IX. Committee Update

- a. Events – no news as the October yard sale time approaches
- b. Welcome – no update
 - i. There was a recommendation that the Welcome committee add the email consent form to the welcome basket with a personal encouragement to sign up for electronic communication.
- c. Email – A questions was asked
- d. Fine – no activity
- e. DRC – Reported on a visit with a member installing a front yard fence without contacting the DRC. The DRC chair worked with the member to complete the necessary forms and advised on county requirements.
- f. Governing Documents – No further update

X. Adjournment



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Meeting adjourned at 11:10 a.m. The agenda was completed. Next meeting has been reserved for the first Saturday in December depending on the status of the on-going activities. The meeting will be planned to be 10:00 on 7 December 2024 and will be posted on the website well before the meeting date and roadside signs installed preceding the meeting.