

WINDOVER FARMS COMMUNITY ASSOCIATION, INC.

WILL YOU HELP ?

**MAKE SURE TO PLACE YOUR NAME ON COMMITTEE
LISTS! IT'S A GREAT WAY TO MEET
MEMBERS OF YOUR COMMUNITY!**

**IF YOU ARE WILLING TO SERVE ON OUR BOARD OF
DIRECTORS, GIVE YOUR NAME TO SOMEONE FOR
NOMINATION.**

**ANNUAL ASSOCIATION MEETING
DAYS INN, HWY 50
5 FEBRUARY 2002 7:00 - 9:00 P.M.**

WINDOVER FARMS COMMUNITY ASSOCIATION, INC.

A COUNTRY COMMUNITY



ANNUAL ASSOCIATION MEETING

February 5, 2002

2001
BOARD OF DIRECTORS

PRESIDENT

STEVEN WARD

VICE-PRESIDENT

RICHARD PRICE

SECRETARY / TREASURER

GLENN SEATON

ASSISTANT SECRETARY

AMY KEABLES

ASSISTANT TREASURER

ISOLDA GALIANA-LIANG

2002 ANNUAL ASSOCIATION MEETING AGENDA

- **CALLING OF THE ROLL AND CERTIFYING OF PROXIES**
- **READING OF 2001 MINUTES**
- **REPORTS OF COMMITTEES**
- **REPORTS OF OFFICERS**
- **APPOINTMENT OF INSPECTORS OF ELECTIONS**
- **ELECTION OF DIRECTORS**
- **UNFINISHED BUSINESS**
- **NEW BUSINESS**
- **ADJOURNMENT**

STANDING COMMITTEES

<u>COMMITTEE</u>	<u>FUNCTION</u>
COMMUNITY AFFAIRS	Coordinate local activities Plan/Stage events <ul style="list-style-type: none">• Easter Egg Hunt• Annual Picnic• Garage Sales• Halloween Hay Ride• Christmas Decoration Contest
CRIME WATCH COMMITTEE	Organize Neighborhood Watch <ul style="list-style-type: none">• Block Captains• C.O.P. Program Assisted in organizing Annual Picnic <ul style="list-style-type: none">• Brevard County Sheriff s Dept. Displays
DESIGN REVIEW	Review/Approve all lot clearing and building plans
NEWSLETTER	Develop and Publish Community Newsletter 3 4 times a year
RECREATION AREA	Oversee Maintenance/ Improvement of Recreation Area facilities
WELCOME WAGON	Welcome New Members to WFCA <ul style="list-style-type: none">• Distribute Welcome Baskets

COMMUNITY AFFAIRS

Thanks to All ..Adults & Children

EASTER EGG HUNT & BRUNCH SAT, 14 APRIL 2001 (9-12)

- ASSOCIATION PROVIDED 1200 PLASTIC EGGS FILLED WITH TOYS & CANDY
9 PRIZES for the CHILDREN IN ALL AGE GROUPS -3 PRIZES (1-5)
3 PRIZES (6-9) 3 PRIZES (10-12)
- ASSOCIATION PROVIDED DANISH, MINI-MUFFINS, & MEAT AND CHEESE CROISSANTS
- ASSOCIATION PROVIDED DECORATIONS & ADVERTISING SIGNS
 - APPROXIMATELY 300 PEOPLE ATTENDED
- AFFAIR ORGANIZED BY SHARON MION & ROBIN BLAKE

ANNUAL PICNIC SAT, 16 JUNE 2001 (10-2)

- ASSOCIATION PROVIDED LUNCH CATERED BY SONNY S'
- ASSOCIATION PROVIDED DRINKS, HOT DOGS & BUNS, CHICKEN, PORK,
BEANS, POTATO SALAD, CHIPS & COLESLAW
- ASSOCIATION PROVIDED CLOWN TO DO FACE PAINTING
- ASSOCIATION PROVIDED MOON WALK FOR CHILDREN
- ASSOCIATION PROVIDED COTTON CANDY, SNO CONES, AND 2 PINATAS
- ASSOCIATION PROVIDED TWO \$25 GIFT CERTIFICATES: LOWE S' &
DURANGO S'FOR TWO DRAWINGS
- BREVARD COUNTY SHERIFF'S DEPT DISPLAYS (CANINE UNIT, VAN, DIVE TEAM &
HELICOPTER)
- COP VOLUNTEERS
- AFFAIR ORGANIZED BY SHARON MION & ROBIN BLAKE

HALLOWEEN HAY RIDE WED, 31 OCTOBER 2001

- ASSOCIATION PROVIDED 35 PIZZAS FROM LITTLE CAESAR S', DRINKS & COOKIES
- ASSOCIATION PROVIDED DECORATIONS, ADVERTISING SIGNS & 15 BALES OF HAY
 - APPROXIMATELY 350 PEOPLE PARTICIPATED
- AFFAIR ORGANIZED BY SHARON MION & ROBIN BLAKE

GARAGE SALES SAT, 31 MARCH 2001 SAT, 15 SEPTEMBER 2001 SAT, 22 SEPTEMBER 2001 RAIN DATE

- ASSOCIATION PROVIDED ADVERTISEMENT FOR TWO GARAGE SALES AND RAIN DATE
- AFFAIR ORGANIZED BY AMY KEABLES

ARCHITECTURAL DESIGN REVIEW COMMITTEE

CHAIRPERSON: TRACEY GALLENTINE

DESIGNS SUBMITTED FOR APPROVAL IN 2001	6
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NEW HOME DEVELOPMENT	5
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MODIFICATIONS / IMPROVEMENTS	1
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DESIGNS DISAPPROVED IN 2001	0
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NEWSLETTER

NUMBER OF 2001 NEWSLETTERS PUBLISHED 4

MARCH 23

MAY 21

OCTOBER 8

JANUARY 8, (2002)

CIRCULATION: 372

COMMITTEE: KATHY MILTON

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RECREATION AREA ACTIVITIES

REPLACED RUSTED OUT GRILL

BIDS ACQUIRED AND OVERSEEN

STEVEN WARD

WFCA WELCOME WAGON

CHAIRPERSON: TRACEY GALLENTINE

NUMBER OF NEW HOMEOWNERS 6

NUMBER OF BASKETS DISTRIBUTED 6

**WINDOVER FARMS COMMUNITY
ASSOCIATION, INC.**

TREASURER REPORT

**2001
FINANCIAL STATUS**

(1 JANUARY THRU 31 DECEMBER)

**GLENN SEATON
SECRETARY/TREASURER**

WFCA, INC.

2001 FINANCIAL REPORT

ACTIVITY	PLANNED EXPENDITURES	ACTUAL EXPENDITURES
Total Operating Accounts	\$27100.00	\$28367.53
Association Account	\$10650.00	\$12036.23
Admin Supplies	\$2000.00	\$2363.93
Community Activities	\$5000.00	\$3217.04
Insurance	\$1000.00	\$1186.43
Professional Fees (Acct.&Legal)	\$1500.00	\$4412.43
Meetings	\$1050.00	\$572.60
Taxes / Corp Fee	\$100.00	\$100.00

Recreation Area Account	\$16450.00	\$16331.30
Insurance	\$4200.00	\$3559.31
Legal	\$100.00	\$0.00
Maintenance / Repairs (Lawn)	\$10200.00	\$11067.25
Taxes	\$500.00	\$242.96
Utilities (Electric/Water)	\$1450.00	\$1461.78

RESERVE ACCOUNTS (SAVINGS) ACCOUNT

<u>31 Dec 98</u>	<u>31 Dec 99</u>	<u>31 Dec 00</u>	<u>31 Dec 01</u>
\$25999.59	\$46999.59	\$40999.59	\$50989.95

WFCA, INC.

2002 BUDGET PLAN

Total Budget

Association Account	\$12450.00
Admin Supplies	\$2000.00
Community Activities	\$5000.00
Insurance	\$1200.00
Professional Fee (Acct. & Legal)	\$2500.00
Meetings	\$1500.00
Taxes / Corp Fee	\$250.00

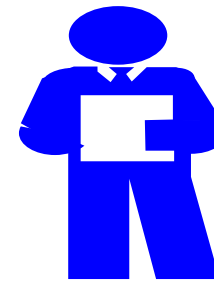
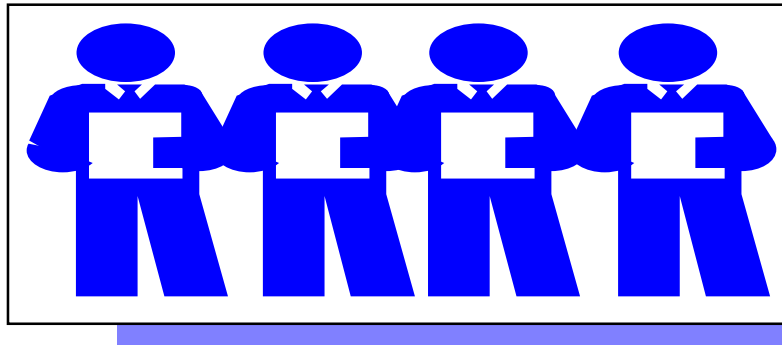
Recreation Area Account	\$17350.00
Insurance	\$4200.00
Legal	\$1000.00
Maintenance / Repairs (Lawn)	\$10200.00
Taxes	\$500.00
Utilities (Electric/Water)	\$1450.00

ASSOCIATION ORGANIZATION

SCOPE

UNITS 3 THRU 7
LOT OWNERS

DIRECTORS



**1 NEW DIRECTOR
WILL BE ELECTED
FOR 2002 - 2003
(2 YEAR TERM)**

OFFICERS



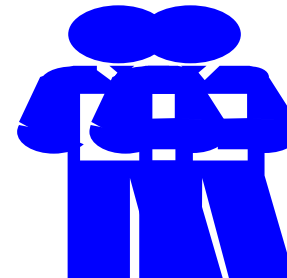
PRESIDENT



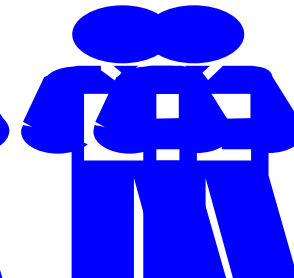
**VICE
PRESIDENT**



**SECRETARY/
TREASURER**



**OTHER OFFICERS
AND COMMITTEES**



2001 CHRISTMAS HOUSE DECORATION CONTEST

ORGANIZED AND CHAIRED BY : "Patricia Wilkins"

1ST PLACE	James and Nannette Charbonneau 7406 Windover Way	\$100.00
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2ND PLACE	Donald and Phyllis Lappert 7200 Mourning Dove Court	\$ 75.00
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3RD PLACE	Brian and Mary Keegan 7395 Windover Way	\$ 50.00
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HONORABLE MENTION

**Richard and Kathy Milton
7861 Windover Way**

**Harry and Adria Peterson
5890 Deer Trail**

PAVILION / RECREATION AREA UTILIZATION POLICY

ALL RESERVATIONS SHALL BE ON A 1st COME, 1st SERVED BASIS

ELIGIBILITY: MUST BE A MEMBER OF THE "LONG LAKE RECREATION AREA" WITH MEMBERSHIP FEES CURRENT.

- RESERVATION IS FOR THE "PAVILION ONLY". THIS DOES NOT INCLUDE THE ATTACHED OFFICE FACILITY.
- MEMBER RESERVING THE PAVILION SHALL BE RESPONSIBLE FOR THE ACTIONS OF THEIR GUESTS (NON-MEMBERS).
- CLEAN UP OF THE PAVILION IS THE RESPONSIBILITY OF THE MEMBER RESERVING THE PAVILION.
- VEHICLES ARE NOT PERMITTED INSIDE THE RAIL / POLE FENCE SEPARATING THE REC AREA FROM THE PARKING LOT.

TO RESERVE: CALL SUSAN WHITE AT 267-6543 BETWEEN 6 P.M. & 9 P.M. OR WEEKENDS. SPEAK DIRECTLY WITH SUSAN. IF ANSWERING MACHINE PICKS UP, LEAVE NAME AND NUMBER, SUSAN WILL RETURN CALL. NAME, ADDRESS AND LOT NUMBER ARE REQUIRED FOR RESERVATION.

THERE WERE 44 PAVILION RESERVATIONS MADE DURING 2001.

RESTROOM / RACQUETBALL COURT KEY POLICY

ELIGIBILITY: MUST BE A MEMBER OF THE "LONG LAKE RECREATION AREA" WITH MEMBERSHIP FEES CURRENT

FEE: ONE KEY WILL BE ISSUED PER LOT AT NO CHARGE. A \$5.00 FEE WILL BE CHARGED FOR ADDITIONAL OR REPLACEMENT KEYS

KEY COORDINATOR: **GARY CLIFFORD 264-3214**

Please contact Gary Clifford at 264-3214 for a key to be issued to you.

INFORMATION REQUIRED FOR ISSUE: NAME, ADDRESS AND LOT NUMBER

WFCA, INC. BOARD OF DIRECTORS