



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

WINDOVER FARMS COMMUNITY ASSOCIATION ANNUAL MEETING

FEBRUARY 5, 2019

- I. **Call to Order:** Toni Toffel called Meeting to order at 7:00 pm at The Fairfield Inn, 4735 Helen Hauser Blvd., Titusville, FL
- II. **Pledge of Allegiance:** Toni Toffel led The Pledge of Allegiance
- III. **Roll Call:** Secretary/Treasurer those attending were:

Toni Toffel, President
Sharon Solt, Secretary/Treasurer
3 Directors: Bobbi Jacobs, John Castro, and Chad Oman
56 members and 3 Windover Farms residents constituting a total of 59 in attendance.
Notification of the meeting was made via mailed newsletter, numerous postings on Next Door, and signs Posted at neighborhood entrances
- IV. **Reading of Last Year's Annual Meeting Minutes**
 - a) Minutes from the Annual Meeting on February 6, 2018 were presented.
 - b) No call for approval was required, as we did not have a quorum to do so.
 - c) Toni announced that the Minutes from last year's meeting were posted on the WFCA website.
- V. **Treasurer's Report on Expected Budget for 2019:**
 - a) Sharon Solt presented the Treasurer Report for the Year End 2018. She reviewed the expenses for both the Association and the Park. She pointed out that after all expenses were paid it yielded a net loss last year of \$-761.81. There were 39 lot owners that had unpaid HOA fee's for 2018, for a difference of \$2,925.00. We have no CCR's in place, which is what gives the Association the authority to collect annual lot fees.
 - b) No motion for a vote of approval was required due to a lack of a quorum. Report will be on the WFCA website.



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VI. Treasurer's Report on Expected Budget for 2019:

- a) Sharon Solt presented the budget for 2019. Attendees reviewed the budget.
- b) No motion for a vote of approval was required due to a lack of a quorum. It was announced the Report would be on the WFCOA website.

VII. Old Business

- a) Toni Toffel and Sharon Solt went over the issues that the attorneys found with the consent forms dealing with the revitalization process. Several forms needed to have "As Trustee" added, some were missing second home owners signature, and several were rejected due to the sale of the home and new home owners now residing needed to consent. Many members questioned what would happen if the revitalization fails and it was explained that eventually the remaining money that WFCOA has on hand would dry up. There are currently funds to maintain the park for approximately 4.9 years. With no legal authorization to collect fees to maintain the park it will be necessary to check with the lawyers to see what the options are.

VIII. New Business:

- a) Discussion was brought up about closing off the entrance at the end of the County line going towards Hwy 50. There have been several burglaries within the WFC and many felt it was due to the abandon gas station, just across the County border, which is used by many homeless people. Bobbi Jacobs (Director) suggested that homeowners get in touch with Rita Pritchett, the County Commissioner for our district.

VIII. Nominations and Elections of Directors:

- a) Toni announced that the board has open positions for President, Vice President, Secretary, Treasurer and 1 director for election this year. She stated that anyone could nominate themselves or someone else. Toni nominated Vikki Jacobs. The other nominees are Logan Anderson, Lonnie Koyama, Tammy-Jean (TJ) Bacala.

X. Open Discussion:

- a) Discussion was held in regards to having to use a Management Company. It is a matter that the incoming board will review.

XI. Adjourn:

The meeting was adjourned at 8:37 pm.