

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

**ANNUAL ASSOCIATION MEETING**  
February 02, 2022

Minutes

**I. Call to Order**

Meeting was called to order by President Sultan at 7:00 p.m. via Zoom and then turned over to the WFCA's Attorney Peter McGrath.

**II. Roll Call**

The following Board members were in attendance:

- Azmi Sultan - President
- Joyce Koyama - Vice President
- Lonnie Koyama - Treasurer
- Glenda Sultan - Director

**III. Proof of Meeting Notification**

Meeting notification was mailed to each WFCA member on December 2, 2021, posted on the WFCA website at [www.windoverfarms.org](http://www.windoverfarms.org) and signs were posted on Windover Way for the requisite 48 hours' notice.

**IV. Reading of Last Year's Annual Meeting Minutes**

Minutes from the Annual Meeting on February 9, 2021 which was held via zoom were presented. No call or approval was required, as there was not a quorum to do so.

**V. Treasurers Report**

- Treasurer Lonnie Koyama reported a balance of \$76,129.39
- There were twenty-eight estoppel requests completed for the selling or building of homes.
- There were only two lot owners who did not pay their HOA dues. Both members accounts were turned over to the Associations lawyer (Peter McGrath) for collection/lien process.
- The budget for 2022 was presented (same one that was mailed to all members). No motion for a vote of approval was required due to a lack of a quorum.

**VI. Old Business**

Long Lake Recreational Park repairs/maintenance during calendar year 2021:

- Repairs and a new roof were completed on the Long Lake Recreational Park rest rooms.
- New roof was completed on the pavilion.
- Safety upgrades were added to the playground to include sand under the various equipment pieces (swings, slides etc.).
- President Sultan is working with the Brevard County Public Works department in regards to the failed bridge and culvert. If the County completes the fix it would save the HOA approximately nine thousand dollars.
- The racquetball roof and door is still in need of repairs and quotes will be requested through at least three contractors/roofers.
- A new six hole disc golf course was added to the park.

**VII. New Business**

Due to a lack of quorum no new business was presented. The Associations lawyer, Peter McGrath, suggested that the meeting be adjourned due to a lack of quorum, but those present on line were welcome to stay and a general discussion could be held to answer questions unofficially.

**VIII. Adjournment**

President Sultan adjourned the meeting, seconded by Lonnie Koyama at 7:28 p.m. The next meeting will be held on February 10, 2022 at 7:00 p.m. via zoom. Information on signing in will be posted on the [windoverfarms.org](http://windoverfarms.org) Website.