



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

Board Meeting Minutes

Long Lake Recreation Area

April 7, 2022

Minutes

I. Call to Order

Meeting was called to order by President Sultan at 6:30 p.m. at the WFCA Long Lake Park club house.

II. Roll Call

Board of Directors: President Azmi Sultan, Vice President John Doyle, Secretary/Treasurer Sharon Solt, Director Glenda Sultan

Absent: Director Lonnie Koyama - Out of Town

Association Members: Bill Solt, Veronica Clifford, Danny Sharp, Matt Archie, Alex Echevarria, David Seaton, Helen Roth, Mr. Novela

III. Meeting Notification

Notice of the meeting was posted on the WFCA website at www.windoverfarms.org and signs were posted on Windover Way for the requisite 48 hours' notice.

IV. Previous Meeting Minutes

President Sultan made a motion, seconded by Vice President Doyle, to approve the minutes from the February 2, 2022 meeting - ***motion carried.***

V. Treasurers Report

Treasurer Solt reported that there are 398 Lots within the WFCA that are required to pay dues which provides a total of \$38,805 for CY 2022 expenses. To date 363 Lot owners have paid Association dues for a total of \$35,392.50.

Administrative expenses for CY 2022 1st quarter - \$2,129.29 remaining balance in the administrative account is \$9,668.22

Recreation expenses CY 2022 to date - \$4,849.22 - remaining balance in the recreation account at the end of 1st QTR is \$18,745.78

VI. New Business

Status of Rezoning at Front Entrance - Vice President Doyle reported that the Titusville Planning Dept and the Owners have withdrawn application SSA 1-2021 (Rezone the OR property with frontage along Windover Way). Owner said the reason for the withdrawal is the city is requesting something from them that must come from the St. Johns Water Management District and once that is resolved they can resubmit their application for rezoning. At that point the City must re-advertise (new orange signs, newspaper advertisements, etc.). It is TBD when the next application will be submitted and new Titusville P&Z and City Council meetings will be held. If anyone notices the new re-advertise pass the word along and we can get the word out across the Windover Community on the next steps beyond that point.

Lawn Care Services for Community Park and North Exit - Lawn care by current service provider, who are working on a month to month contract, has been spotty at best. President Sultan made a motion to seek out quotes from three vendors to provide the mowing, trim, and weed whacking services needed at the Park and the Archeological area. Vice President Doyle seconded the motion. ***Motion carried.***

Plans Not Being Submitted for New Construction - Lot owners/builders have not been submitting proper paper work to DRC for approval prior to commencing work. Nu Vision has construction finishing up on one Lot and begun clearing two other Lots. To date no plans have been submitted to the DRC. DRC member Bill Solt spoke with Mark Ledford, a General Contractor with Nu Vision and informed him that he was in violation of the communities building regulation and provided him with the windoverfarms.org website so he could locate the WFCA's "green book". A follow up letter was sent to Nu Vision to ensure the rules/regulations of WFCA are understood.

Expiring Insurance Policy - Property and Liability Insurance carried with First Community Insurance Company will expire on May 1, 2022 and said company will not be renewing the policy. A motion was made by President Sultan to receive quotes from our current local agent (Kim Jones) in order to secure a new insurance policy prior to the expiration of current policy. Secretary/Treasurer Solt seconded the motion - ***Motion carried.***

Estoppel Certificates - IAW F.S. 720.30851 the authority to charge or raise a fee for the preparation and delivery of the estoppel certificate it must be established by a written resolution adopted by the board and is payable upon the preparation of the certificate. Motion made by President Sultan to increase preparation fee of estoppel certificate from \$75 to \$250, seconded by Vice President Doyle - ***Motion carried.***

VII. Open Forum

Veronica Clifford spoke about the drainage swales (lack of) that the County has been working for the past months. It has created issues for her property on Long Lake with setting water and mosquito issues. She has been talking with the County to get the problem fixed and suggests that anyone else seeing issues with the drainage within Windover to contact the County Public Works.

VIII. Adjournment

The meeting adjourned at 7:23 p.m. The next Board meeting will be held on July 13, 2022 at 6:30 p.m., at the WFCA Long Lake Park club house.