



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

## **BOARD OF DIRECTORS' MEETING**

Long Lake Recreation Area

July 13, 2022

Minutes

### **I. Call to Order**

Meeting was called to order by President Sultan at 6:35 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, Director Lonnie Koyama

**Association Members:** None

### **III. Meeting Notification**

Notice of the meeting was 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. Previous Meeting Minutes**

Vice President Doyle made a motion to waive reading of the minutes, President Sultan seconded the motion, motion carried. The reading of the minutes was waived by President Sultan.

### **V. Financial Review / Budget**

Treasurer Solt reported that there are 402 Lots within the WFCA that are required to pay dues (it was found that 4 lots listed as exempt was an error and Lot owner has paid the 3 years of back Assessments due) which provides a total of \$34,672.50 for CY 2022 expenses. To date 393 Lot owners have paid Association dues for a total of \$33,896.25. (Association Dues \$11,298.75/Rec Dues \$22,597.50)  
Administrative expenses for CY 2022 (Jan -June) \$9,731.  
Recreation expenses CY 2022 (Jan-June) \$15,580.76  
Balance remaining for CY 2022 - \$8,573.89

2nd quarter purchases outside of utilities and park maintenance:

Insurance - \$13,259.85

Attorney Fees - \$2,500.00 (billing from 2021)

Rezoning Fund \$500.00

### **VI. Old Business**

#### **a) Lawn Care Services for Community Park and North Entrance:**

Current providers service is spotty at best and raising rates for just the park to \$800.00 and North Entrance to \$150.00. Request quotes from 3 new providers.

**Resolution:** One year contract signed on 5/3/2022 with Wesley's Lawns & Landscaping.  
Payment for services are \$900 per month which includes park and North entrance.

b) **Expiring Insurance Policy** - Property and Liability Insurance carried with First Community Insurance Company will expire on May 1, 2022 and current carrier will not renew/reinstate policy.

**Resolution:** Due to nonrenewal notice from First Community Insurance Co. quotes were received from several carriers. Insurance is now carried by Mount Vernon Fire Insurance Co. (\$5,491.18), Westchester Liability Insurance Co. (\$3,803.27), & Lloyds of London for property (\$3,960.40) for total yearly premium of \$13, 254.85. **This is an increase of \$7,938.85**

c) **Estoppel certificates** - IAW F.S. 720.30851 The authority to charge a fee for the preparation and delivery of the estoppel certificate must be established by a written resolution adopted by the board.

**Resolution:** Written resolution drafted and signed by all Board members.

## **VII. New Business**

a) **Motion/vote on initiating lien foreclosure** proceeding against XXXXXX due to failure to pay delinquent assessments. Currently HOA has paid \$821.30 in legal fees for collection process and member is two years behind on HOA dues. President Sultan went to the home of member to resolve issue but was told to leave the property. Motion made by V.P. Doyle, seconded by President Sultan to move forward with foreclosure. *Motion carried.* Paperwork signed.

b) **Motion/Vote on initiating collection process** for remaining 8 Lot owners who are outstanding on dues. Motion made by President Sultan, seconded by V.P. Doyle to begin legal process on delinquent Lot owners. *Motion carried.*

c) **Zoom Meetings** - Renewal of services is due in August. Is this something that should remain in place to entice more involvement. Discussion took place and noted that even though we have had Zoom for the past two years, involvement was at a minimum with approximately fifteen Lot owners connecting to the site for the February 2022 annual meeting. Motion made by President Sultan to discontinue Zoom service, seconded by V.P. Doyle. *Motion carried.*

## **VIII. Adjournment**

The meeting adjourned at 7:38 p.m. The next Board meeting will be held on October 18, 2022 at 6:30 p.m., at the WFCA Long Lake Park Pavilion.