



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

BOARD OF DIRECTORS' MEETING

Long Lake Recreation Area

October 18, 2022

Minutes

I. Call to Order

Meeting was called to order by President Sultan at 6:32 p.m. at the WFCALong Lake Park club house.

II. Roll Call

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

Absent: Director Glenda Sultan

Association Members: None

III. Meeting Notification

Notice of the meeting was posted on the WFCALong Lake website at www.windoverfarms.org

IV. Previous Meeting Minutes

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

V. *Financial Review / Budget

Treasurer Solt reported that 397 of 402 Lots within the WFCALong Lake have paid their assessments. \$38,707.50

Administrative expenses for CY 2022 (Jan -Sep) \$11,925.46

Recreation expenses CY 2022 (Jan-Sep) \$19,706.48

Total Expenses CY to date: \$31,648.94

**Balance remaining for CY 2022 - \$7,058.56

* Financial review does not include Estoppels, interest income or reimbursed legal fees of \$3,496.35

** Balance remaining for CY 2022 including miscellaneous income \$10,554.91

VI. Old Business

a) **Motion/vote on initiating lien foreclosure** proceedings against XXXXXX due to failure to pay delinquent assessments. (name deleted for privacy reasons)

Resolution: All paperwork signed and deposit check forwarded to Attorney to begin foreclosure.

b) **Motion/Vote on initiating collection process** for remaining Lot owners who are outstanding on dues.

Resolution: Legal process to send delinquent Lot owners Notice of Intent to Lien (NIL) was forwarded to attorney. These 8 Lot owners will receive a registered/certified letter from the Boards Attorney and given 45 days to pay assessments and lawyers fee before foreclosure process begins.

c) **Zoom Meetings** - Renewal of services to maintain Zoom meeting expired in August and will not be reinstated due to lack of participation. All meetings are now held in person at the Long Lake Park.

VII. New Business

a) **405 entrance** has been revived as the owners have gone to the city and obtained a Special Magistrate to mediate between them and the city. We (Windover Farms) was never told about this but we found out and have since injected ourselves by contacting the Magistrate with names of people that want to be part of those discussions.

b) **Rezoning of Entrance on Hwy 50** for apartment complex proposal (SSA3-2022) have scheduled the P&Z meeting. This is a change from the original dates proposed.

Current Dates:

Planning and Zoning Commission meeting is now 11/2/22

City of Titusville First Reading is now 11/9/22

City of Titusville Final Decision is now 11/22/22

c) **Culvert Issue** - Discussion held in regards to Lot owners that are having drainage issues with their culverts and the need for the Lot owner to ensure they are free and clear of any and all debris. The culvert belongs to the Lot owner, not the county and not doing so impacts the rest of the community causing backups of water onto their property and the roads.

When people build their houses and put in the driveway they are required to install a culvert. The culvert has to be a certain diameter and length. The county comes out to inspect it after installation to verify it is at the right height so it can drain. From that point on, the homeowner is required to keep it free of debris and dirt so it can continue to drain.

If people are having problems they need to look at their culverts to see if they are free and clear. Culverts are the homeowners responsibility to keep clear and maintain properly so water can flow through.

d) **Flooding** Is involvement needed by HOA with the County in regards to homes and road ways that were damaged or flooded from Ian. Possibly get the community a higher priority for maintenance with cleaning out or widening the Addison Canal.

Note: Flood Zones in Windover Farms and Flood Insurance. Several roads in Windover are in a FEMA Flood Zone with many others very close. Those close are typically in Flood Zone X. However, if you read the FEMA definition for Flood Zone X it states: Area outside the 1 percent and the .2 percent annual chance floodplains. Moderate or Minimal flood risk area. Flood insurance is generally not required by a lender to obtain financing.

<https://brevardbocc.maps.arcgis.com/apps/webappviewer/index.html?id=6d38e10a626848b4b066e4134b8cd9ff>

Additionally, FEMA has also created a new tool called Risk Factor that identifies several risks associated with your specific address. One of which is Flood. It takes into consideration newer technologies that are better than the older ratings. Use the link below and just type in your address.

https://riskfactor.com/?utm_campaign=71d02d838c-EMAIL_CAMPAIGN_2020_06_19_02_04_COPY_01&utm_source=floodfactor&utm_medium=email&utm_term=0_2e3335b90a-71d02d838c-92273378

e) **Status of Legal Actions**

Three Lot owners have come current with their Assessments after receiving NIL which leaves 4 Lot owners that was voted on and motion carried to proceed with the process of Foreclosure.

f) **Updating Website:** It has not been changed in years and could be more inviting and informative. Stating on the front page that this is an HOA run community with specific requirements that any potential or new Lot owner needs to familiarize themselves with. This could help to make sure homeowners understand what is required before and after buying.

g) **CC&Rs** Discussion held on reestablishing a committee to update the CC’&R’s.

h) **Electronic Voting** Discussion held on Concept of going to electronic voting for our elections. Board will look into requirements of Florida Statutes in order to do this. This could help us meet the 30% requirement needed to reach a quorum for voting issues.

i) **Board Resignations** Director Lonnie Koyama and Director Glenda Sultan have resigned from their positions on the Board due to time constraints / personal reasons. Kristine Boland and Lindsey Grizzle were voted in by the remaining Board members to fill these positions.

VIII. Adjournment

The meeting adjourned at 8:04 p.m. The next Board meeting will be held on December 6, 2022 at 6:30 p.m., at the WFCA Long Lake Park club house.

WFCA Annual Meeting will take place on February 7, 2023 at 6:30 p.m., at the Long Lake Park Recreation Pavilion.