

**Windover Farms Community Association
Board Meeting Agenda
May 18, 2023**

I. Call to Order

Meeting was called to order by President Doyle at 6:00 p.m.

II. Roll Call

The following Board members were in attendance:

John Doyle - President
Azmi Sultan - Vice President
Sharon Solt - Secretary/Treasurer
Kristine Boland - Director
Lindsey Grizzle - Director

III. Proof of Meeting Notification

Meeting notification was posted on the WFCFA website at www.windoverfarms.org and signs were posted on Windover Way for the requisite 48 hours' notice.

IV. Treasurer Report

Income: \$34,535.34
Association Expenses: \$7,151.88
Recreation Expenses: \$5,072.08
Net Income: \$22,311.38
Contingency Fund: \$72,424.17

V. Old Business

a) 405 Entrance – The property owners (Wrights) went to the meeting between them and the Special Magistrate and the City of Titusville last December. As a result, the City of Titusville modified their Land Development Regulations to permit a single-family home to be built without a CUP as long as it was built in the OR (Open Space and Recreation) zoning. The property was 13.22 acres, but the property lines were not conducive to allow two houses due to the odd shape of the wetland's borders. The Wrights are trying to obtain a survey that basically provides a straight line across the property which would provide more buildable land for them without getting in the wetlands. Once they get the survey, they will have to reapply to the city for the zoning change that allows the north 3.22 acres to be zoned CC (Community Commercial) and the remaining 10 acres south as OR, which would then allow them to build their two houses.

b) Hwy 50 Entrance – Bristol Development is still planning to build their 5 apartment complexes on the 25 acres behind the old gas station. The city told them because it was over 200 units (304 total), it required two access points. They only show Windover Way as the primary access point right now. They had planned on using an easement through the old gas station to Hwy 50. They apparently have been working with the FDOT to try to make that happen. However, they continually have pushed back the dates to go before the Titusville Planning and Zoning Commission for months pending a Traffic Study. Currently, the dates to go to the city are June 21st for the P&Z, July 11th for the City First Reading and July 25th for the City Final Approval. Dates may change again depending on the Traffic Study completion.

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VI. New Business

a) Bollards

Replace chain link fence with bollards. Move X amount of dollars from contingency to maintenance account 2934. *Resolution - All in concurrence to hold off until 2024 due to current budget constraints.*

b) Insurance Renewal

Rates regarding HOA's in general have increased for both property and general liability. The 2023-24 term - Liability for Board \$6,636.85; Park - \$10,470.60 (\$17,107.45). This includes wind coverage for the racquetball court and restrooms, but excludes wind coverage for the pavilion. Due to the age of the pavilion the insurance carrier is not willing to risk wind coverage for this building. Motion made by President J. Doyle to renew policy with HOA's current agent Kim Jones -seconded by V.P. A. Sultan *Motion Carried*

Policy Costs:

2022-23 term - Liability for Board \$3,808.27; Park - \$9,446.58 (\$13,254.85)

2021-22 term - Liability for Board \$1,471.00; Park - \$3,845.00 (\$5,316.00)

c) Fining Process

Azmi Sultan spoke to Attorney McGrath in regards to initiating a fining process for non-compliance of the CCRs. Currently the HOA has a warning process in place that is easily overlooked or ignored by Lot owners. IAW Florida Statue 720.305(2) an association may levy reasonable fines for violations against any member of the parcel or its occupant, licensee, or invitee to comply with any provision of the declaration, the association bylaws, or reasonable rules of the association unless otherwise provided in the governing documents. Motion made by P. Doyle, seconded by V.P. Sultan to draft a Fining Process IAW F.S. and have Attorney McGrath review documents in order to move forward with fining process. *Motion carried*

d) Budget Shortfall

Current property/liability rates have increased 22%, creating a \$10,000 dollar shortage on the overall 2023 budget. Options include a "Special Assessment" of approximately \$25.00 per Lot or transferring \$10,000 dollars from the contingency funds to cover the shortage. Motion made by Treasurer S. Solt to transfer 10K from contingency funds to cover shortfall vice doing a special assessment and when 2024 proposed budget meeting takes place next quarter we discuss raising Assessments 15% overall to cover rising costs.

VII. Updates/Announcements

a) Website Update/Maintenance – John Doyle spoke with website maintainer Glenn Seaton about the website. Glenn believes the site has plenty of good information available. John is reviewing the site to see what is outdated and will suggest/make changes to make it more user friendly.

b) Design Review Committee – The DRC has needed an additional member who had engineering/construction background for several months. A request went out for anyone who met these requirements and would like to be on the committee to apply. We are pleased to announce we have a new member (Tom Nuthall) and the board is once again complete. Tom brings years of home construction business with him and is a valuable asset to the DRC.

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c) Brevard County Sheriff's Dept. – As a result of the continuing issue with people speeding through Windover Farms, the Brevard County Sheriff's Dept. is now providing speed control in Windover every shift. It is highly recommended you slow down and do the speed limit or face the possibility of paying a traffic fine and having points on your license which would lead to higher insurance rates.

d) Hurricane Season – June 1st, the start of Hurricane Season will be here in two weeks. From May 27th through June 9th there is a Disaster Preparedness Tax Exemption Holiday. More specific details on this will be forthcoming in the Spring Newsletter. It is highly advisable you use the opportunity to get disaster preparedness supplies.

e) Overall Compliance with CCR's – Windover Farms is known for the tranquil and beautiful homesites within. In recent months there have been several home sites that have not been in compliance with the CCR's. The HOA would ask that everyone familiarize yourselves with the CCR's to ensure you have a complete understanding of the requirements. Please do your part to help us keep the good reputation we have within the county and retain our home values as they should be. Your assistance with this is greatly appreciated and necessary.

f) Fall Community Garage Sale - October 14th & 15th 8:00 a.m. - 3:00p.m.

VIII. Adjournment

Meeting adjourned at 6:48 p.m. Next meeting will be held on September 12, 2023 - 5:00 p.m. at the Long Lake Recreation Center.