



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

Board Meeting Minutes

Long Lake Recreation Area

September 13, 2023

Minutes

I. Call to Order

Meeting was called to order by President Doyle at 5:06 p.m. at the WFCA Long Lake Park

II. Roll Call

The following Board members were in attendance:

John Doyle – President

Azmi Sultan – Vice President

Sharon Solt – Secretary/Treasurer

Lindsey Grizzle – Director

Kristine Boland - Director

III. Meeting Notification

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

Note: Minutes from May 18, 2023 meeting listed next board meeting to be held on September 12, 2023 – This was a typo on my part (Secretary Sharon Solt). The Website listed the correct date, time, and place of September 13, 2023. No inquires/phone calls were received by the board from any Lot Owner within Windover Farms regarding any confusion with the meeting date or having missed the meeting due to this typo.

IV. Treasurers Report

Income: \$37,604.04

Association Expenses: \$21,348.92

Recreation Expenses: 20,437.68

Net Income: (\$4,194.56)

Association expenses jumped due to insurance premium of \$6,636.85 being paid out

Recreation expenses jumped due to insurance premium of \$10,470.60 being paid out

V. Old Business

a) Insurance Renewal – Premiums for 5/23 -5/24, in the amount of \$17,107.45 have been paid

b) Fining Process Draft – Fining process drafted and reviewed

c) Budget Shortfall – Transfer of funds from contingency to cover shortage from budget due to rising costs of insurance, electric, water etc. vice placing a Special Assessment on lot owners. President and Treasurer met at Truist Bank to complete the transaction on August 18, 2023.

VI. New Business

a) Review Fining Process Draft – Final Draft was reviewed / discussed. Past notices have been warning letters only with some compliance. In accordance with our Governing Documents and F.S. 720.305(2) notices can be sent out and can include up to a \$100 a day fine for violations that fall within the Governing Documents, not to exceed \$1000 in the aggregate for continuing violation. No notices for fines have been sent in the past but language in notices will state that Lot Owner “may” be fined. Draft approved and new violation notices will go out in the future.

VIII. Adjournment

The meeting adjourned at 6:10 p.m. The next Board meeting will be held on December 13, 2023 at 12:00 p.m., at the WFCALong Lake Park club house. The earlier time slotted for this meeting is due to travel and work schedules of several board members.