



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

BOARD OF DIRECTORS' MEETING

Long Lake Recreation Area

December 6, 2022

Minutes

I. Call to Order

Meeting was called to order by President Sultan at 6:31 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 Kristine Boland, Director Lindsey Grizzle

III. Meeting Notification

Notice of the meeting was mailed to each Lot Owner, signs announcing meeting at least 3 days prior to date, and posted on the WFCA 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.

V. *Financial Review

Administrative expenses for year-to-date - \$13,826.04

Recreation expenses year-to-date \$26,056.49

Total Expenses to date: \$39,882.53

**Balance remaining for CY 2022 - (1,077.53)

VI. Old/Unfinished 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. Tentative meeting will be at Titusville City Hall, December 13, 2022 at 1:30.

b)) **Rezoning of Entrance on Hwy 50** for apartment complex proposal (SSA3-2022). No new updates.

c) **Status of Legal Actions** Foreclosure paperwork filed with The County Court of the Eighteenth Judicial Circuit for two Lot owners who are two years delinquent on assessment.

d) **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.

Resolution: Electronic Voting will not be an option at this time due to the inability to meet F.S. 720.317 requirements

VII. New Business

a) Spring/Fall Yard Sale Dates for 2023 - Recommended April 15/16 & October 14/15.

Action: Motion made, seconded, and carried

b) Upkeep of restrooms/pavilion - A course of action needs to be decided on in regards to the way forward in maintaining restrooms, placing trash bins at end of entrance way, and sweeping up pavilion area on a weekly basis. Possibility of having a rotating schedule utilizing high school students that are involved in the "Bright Futures" program. Director Lindsey Grizzle volunteered to oversee the students and setting up a rotating schedule. Motion to have volunteers from the "Bright Futures" program maintain park restrooms and pavilion with Director Grizzle overseeing the volunteers. *Action: Motion made, seconded, and carried*

c) Website update/maintenance - Website is not user friendly as is. Discussion tabled until further information/details on a fix can be presented. Vice President John Doyle will get in touch with Glen Seaton to see what direction we would be able to take the Website in and we will discuss at next Board Meeting.

d) Legal Actions - Two lot owners currently eleven months past due on Assessments. Liens were filed in August. As of December 6, 2022, request for payment through the Boards Lawyer have been ignored. Next legal step is to go forward with foreclosure. Board discussed options and motion made that if Assessments are not current by January 1, 2023 Treasurer Sharon Solt will request Boards Lawyer to go forward with foreclosure on Lots. *Action: Motion made, seconded, and carried*

VIII. Miscellaneous Information

2023 Assessments / Dues invoices mailed 11/18/2022

Projected 2023 budget / meeting information on the back side of each invoice

2023 information for Annual HOA meeting also included in mailing

IX. Adjournment

Meeting adjourned at 7:53 p.m.

The next meeting will be the WFCOA Annual Meeting.

Date: February 7, 2023

Time: 7:00 p.m.

Location: WFCOA Long Lake Park Pavilion