



4. I intend or want to vote to eliminate or dissolve the current HOA and form a new HOA or a Caretaker's Board. I want to eliminate certain language and curb the overzealous efforts of the current board that has suddenly begun to enforce this section of the CC&R's or future board members who might consider a similar effort. The board's sudden and selective enforcement of this section of the CC&Rs should be a cause for concern to all HOA members about their viewpoint potentially being very different from other members of our HOA. The board's efforts could even be considered overzealous or reckless. Everyone, including current board members can easily see far more than a simple majority of our neighbors park vehicles on their driveway next to, and sometimes in front of their homes. Some members do not have concrete, stone, or gravel driveways and park vehicles in the yard where a driveway is easily apparent.

Speakers Comments:

Steve Foster

Stated Record for this Board and future Boards that Article VIII; Section 2 is not something community wants enforced.

Read the Article that's opposed along with the options he presented (see agenda for letter) Went door to door within neighborhood about four options [above]—states many people didn't know what was going on in regard to enforcement letters sent to homes with CCR violations. Feels Board changed course of instruction.

Felt this was selective enforcement of overzealous board, states his letter was for a custom jeep that he had covered with tarp to protect it. Vehicle is operatable and he never received an apology from the board for this letter. Stated he had many neighbors come to his home and tell him it looked fine, and they didn't understand why he would have received the warning notice. He was asked if that was only violation in the letter and was reminded that there was a boat/trailer and catamaran stored in the front/side yard as well and that the warning letter was for all violations and not just for a tarp covered vehicle.

States he received 134 responses [returned] petitions -noted that he only provided the board with 93 petitions for official record count. He stated he did not have copies of the other petitions [41 missing petitions] with him.

Mr. Foster read his percentages based off the unofficial number of 134:

Item 1 - 129 signatures 134 - (96%)

Item 2 - 128 signatures 134 - (95%)

Item 3 - 100 signatures 134 - (75%)

Item 4 - stated it was (67.91%)

Official numbers using 93 signed petitions out of a possible 402. The breakdown of numbers / percentages for the 4 items are as follows:

Item 1 - 93 signatures of possible 402 (23%)

Item 2 - 93 signatures of possible 402 (23%)

Item 3 - 69 signatures of possible 402 (17%)

Item 4 - 64 signatures of possible 402 (16%)

Dana Blickley

Thanked the board for volunteering. Informed members she was not here in her official work capacity but as a homeowner in Windover Farms. Would like to know the number of homes that have liens on them and who is responsible for using the Associations money to foreclose on homes. How is it determined who we make homeless and who we do not and what is happening with the 21 liens that Windover Farms has placed since 2020 [this is when the revitalization went into effect for the Governing documents] Stated she expects answers to her questions.

Paul Schmalzer

Stated he agreed that Article VIII needs to be repealed/amended.

Randall Wilhite

Stated that he supports Steve about what's happened, and the board is all wrong in their actions. Wanted to know where the President was and asked if he had resigned. V.P. Sultan confirmed President's position is vacant and member resigned due to ongoing health issues.

Delores Passarella

Thrilled to live in community that supports honesty, decency, and compassion and stated this is something current board lacks. Delores stated that future board will treat people with dignity. If homeless, unemployed, come to the "new" board, she is a candidate and she ensured that they will help you with proof or not, no questions asked. They [new board] will start a Donation Committee based on fund raisers. A member stated that he has been in this boards position and believes that liens are the right process as in his position many liens were placed for nonpayment of assessments but, they never had to escalate to a foreclosure status. Asked Delores if he would pay her assessments for him then since he didn't feel he should have to since they will have this committee to help everyone.

Deirdre Maietta

Stated she was one of the two homes that was foreclosed on, and she tried to work with the board, but Lawyer told her that she would have to pay 50% that day and 50% next week. Deirdre stated this was something she could not afford since she was on unemployment and only received \$275 a week and worked her butt off to support her and her 3 kids that were all in college and that the mortgage company never once had a conversation about closing on her home. They remodified her mortgage and she sold her horses to pay fees. Stated that she began a fund raiser to save Savannah Currans home from foreclosure.

VII. Adjournment

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Association, this 1st day of May, 2020.