



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

WINDOVER FARMS COMMUNITY ASSOCIATION ANNUAL MEETING

FEBRUARY 6, 2018

I. **Call to Order:** Meeting was called to order by Toni Toffel at 7:15pm at The Fairfield Inn, 4735 Helen Hauser Blvd., Titusville, FL

II. **Pledge of Allegiance:** The Pledge of Allegiance was led by Toni Toffel

III. **Roll Call:** Secretary/Treasurer those attending were:

Toni Toffel, President

Bill Solt, Vice President

Pat Tabeling, Sec/Treasurer

3 Directors: Chad Oman, John Castro and Sharon Solt

50 members and 4 Windover Farms residents constituting a total of 60 in attendance

Notification of the meeting was made via mailed newsletter, numerous postings on Next Door, and signs Posted at neighborhood entrances

IV. **Keep Brevard Beautiful Presentation:**

Toni expressed our appreciation to the KBB for offering to donate supplies (gloves, bags, etc.) for neighborhood clean-up. She then turned the floor over to Donna Brenner, a volunteer with Keep Brevard Beautiful. Donna reported that KBB had a "Lagoon Friendly Lawn" program where they would come to your home and instruct home owners on lawn care, fertilizing and maintenance to aid in not polluting our waterways and to certify the property as a "Lagoon Friendly Lawn". She requested everyone go to the website, KeepBrevardBeautiful.com, and read more about the program and the other events KBB is working on to Keep Brevard Beautiful. She also reported that she had gone to the City Council meeting and urged all to attend the these meeting and get involved. At the meeting there were only about 15 in attendance, but their main concern was the trash on the streets in Titusville. At the City meeting, Donna inquired about the bus stop at the Mobil station on Hwy 50 and the Abandoned Truck Stop behind it asking if anything could be done to stop the vagrancy and trash. She reported that the Mayor and the City Manager told her to contact the Sherriff Dept. if there was a problem there.

V. **Reading of Last Year's Annual Meeting Minutes:**



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

- a) Minutes from the Annual Meeting on February 7, 2017 were presented.
- b) Toni Toffel called for a vote of approval. Unanimous approval was attained.
- c) Toni announced that the Minutes from last year's meeting were posted on the WFCA website.

VI. Treasurer's Report on Expected Budget for 2018:

- a) Pat Tabeling announced that in 2017 we changed accountants and that Sunshine Accounting on Hopkins Blvd. was our new accountant. With this change we would expect a savings of \$820.00 this year.
- b) Pat Tabeling presented the Treasurer Report for the Year End 2017 which was printed on the back of the Agenda. She reviewed the expenses for both the Association and the Park. She pointed out that after all expenses were paid it yielded a retained earnings last year of \$944.38. There were only 4 people (constituting 7 lots) that were unpaid for 2017. The question was raised if liens had been put on these properties which Pat answered liens were on the properties.
- c) Toni Toffel motioned for a vote of approval which was seconded by Chad Omen. It was accepted by all.
- d) Toni announced that the Report will be on the WFCA website.

VII. Treasurer's Report on Expected Budget for 2018:

- a) Pat Tabeling presented the budget for 2018 also printed on the back of the agenda. Due to the costs of the Revitalization that there was not an expected surplus in the 2018 budget. The budget was reviewed by attendees.
- b) Toni called for a vote of approval. Approval was given by all present.
- c) Toni announced the Report would be on the WFCA website.

VIII. DRC Report:

- a) Chad Omen reported that there had been 8 requests to the DRC last year and with minor changes all were approved.
- b) Chad asked for volunteers, but only received 1 response



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

c) Chad reported that the DRC had repaired the parking lot lights, but that there was more electrical repair necessary. He also stated that John Castro fixed the tennis net that was broken, but we were in need of new nets. This is scheduled to be completed this year.

d) Chad also reported the bathroom locks had been changed to a code lock. Any paid member can email the board at Windoverfarms.org for the code. The code will be changed approximately every 6 months. The question was asked how the board knows if people at the park are members. It was stated that decals on the cars would help, but that there is no real way to know or to lock the park at night and open in the morning. If someone expects someone is in the park that shouldn't be there, please call the sheriff and they will check it out.

IX. Old Business:

a) Bill Solt stated that the wall at the 405 entrance had been fixed and paid for by the insurance company of the driver. However, the wall was hit again by a driver who failed to report. He thanked the individual for setting up a "go fund me account" for the repair the second time. He also thanked the individual who takes his own time to keep the sign area mowed and in nice condition.

b) In regards to the speeding on Windover Way, Bill Solt asked if anyone witnesses a vehicle speeding or crossing on the double line to get a license plate number, or take a picture and give the information to the Sheriff's Office. The sheriff will go to the residence of the violator and speak with them.

c) Bill Solt stated that with the crime we have had in the neighborhood, the Sheriff's Office has increased their presence. If anyone plans on being away for any length of time you can go to the Sheriff's Office and fill out a form for a Community Watch vehicle to patrol the property. The Community Watch vehicle will drive by daily to check on your property. And if anyone sees something suspicious, do not hesitate to call the Sheriff Department. Our calls to the Sheriff's Department makes them aware that we want the protection.

d) Bill then reported that he had called the Sheriff's Dept. in regards to the Greyhound buses parking in the turn lanes on Highway 50. The Sheriff's Dept. stated that it would not be good for the business if they got involved. Therefore, he contacted the Greyhound Safety Director, Virginia Purdy, in Dallas, TX. She stated that she would speak with the Orlando office to be sure the buses would not continue to park in the turn lane.

e) Bill thanked the Brenners for making the decals and told everyone the decals were available at the meeting. Discussion was initiated about the need for the decals. Toni stated that



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

members on Next Door had suggested they would like them. Though not mandatory, the decals let everyone know that the vehicle belongs in Windover. It will help in identifying a vehicle that may look suspicious.

X. New Business:

a) Discussion was brought up about putting a light at the intersection of Hwy 50 and Windover Way. A meeting had been held last year in regards to that matter, and it was decided by the City that they would make that a right turn only intersection. The City said they couldn't put a light there because it was too close to another light.

b) Toni Toffel announced that we had Clayton and McCulloh as our new attorneys. She explained that they had been hired by the previous board to handle the revitalization because of their expertise in the field of HOAs.

c) Toni spoke on the history of the Revitalization which was actually started in 2013. She requested anyone missing a packet contact the board. She also asked everyone to return the consent forms as soon as possible. It was brought up that some believed that the revitalization was done in 2010, however Toni stated our Attorneys, after researching filed documents, said that it wasn't.

d) The issue of the street lights was initiated. It was explained that to have the street lights fixed we would have to call the County Commissioner's Office and they would have to contact FPL because it is the County that pays for the lights.

XI. Revitalization Presentation:

a) Toni Toffel presented a brief history on the MRTA Law (Marketable Record Title Act), which was enacted in 1963 to aid in Title searches. It basically allowed for Title Companies to only have to research titles back 30 years. Under MRTA, there is a 30 year time limit established from the filing of the root of title that will impact the Declaration of Covenants and Restrictions, which are recorded for Homeowners' Association. The law states that HOA's must revitalize their CCR's every 30 years.

b) Toni then presented an informative power point presentation on the necessity of revitalization, the state statutes governing HOA's and the MRTA Law, what it means to Windover Farms, and possible consequences if revitalization fails. She stated that the community must have 50% + 1 to consent. She restated that no changes had been made to the CCR's. Though many wish there had been changes, she reported the board was told by our attorney's that it would take 100% of the vote to accept changes. It was stated however, that if the CCR's were more lenient, then changes could be made. Toni reiterated what the board was



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

told, but went on to say the board agrees that the CCR's need to be updated and intends to tackle that task if revitalization is completed. If consent fails, the HOA would be forced to sell off assets including the Park. The park could then be made public to all. There would be no CCR's for the community and each individual could do as he pleased with his property. The community would no longer have a unified front to fight against annexation, may be subject to higher water bills, and possibly city taxes imposed for City Fire and Police protection. She asked that the members note the difference in the road where the county ends and the city begins at the north end of Windover Way. Also the trash in that area.

c) Discussion was then opened to the floor. The question arose as to why John Evan's name and the date of September 27, 2016 was on the cover letter. Toni explain that John Evan's had drawn the letter in 2016 when he started the revitalization process. However, our attorneys told us this was never completed. Toni stated that the preservation of the CCR's, which is step 1 of the revitalization process, was done in 2013. The board was requested to find out how long the preservation maintains the HOA. It was also stated that there were different CCR books for different Areas. The board was motioned to find out this information as well. After, much discussion, some heated, Toni told everyone that we were not trying to do anything that the majority did not want and that it was up to the community if they wanted to keep Windover Farms the community it is today.

XIV. Nominations and Elections of Directors:

a) Toni announced that the board has 2 director positions open for election this year. She stated that anyone could nominate themselves or someone else. Toni nominated Sharon Solt. The other nominees are Joyce Koyama and Kenneth Jones.

XV. Open Discussion:

a) Discussion was held in regards to the widening of the roads and that it had taken away the sidewalks. It was asked if it was a possibility to have sidewalks put in because they would be safer.

b) It was suggested that we put a barrier around the sign property at the north entrance to stop people from tearing up the grass. This was taken under advisement.

c) Questions were asked about the dates for the Spring and Fall garage sales. Toni stated that there would be a meeting in 10 days, she would check the CCR's and post the dates on Next Door and in the newsletter.



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

d) The board was asked if will be committed to enforcing and pressing charges on person's who break the rules in the park. The board unanimously said "YES". If anyone notices a fire or any activity in the park they feel in inappropriate, please call the Sheriff's office.

XVI. Adjourn:

Toni stated that if there was no further discussion she will motion to adjourn which was seconded by Arlene Perez Garrido. The meeting was adjourned at 9:10 pm.