



Windover Farms Community Association  
P.O. Box 658  
Titusville, FL 32781  
[www.windoverfarmshoatitusville.com](http://www.windoverfarmshoatitusville.com)

## Meeting Minutes

6\_07\_2025

### **I. Call to Order**

Meeting was called to order by President Randy Wilhite at 10:00 a.m. at the Long Lake Recreation Area.

### **II. Roll Call.**

Board members present: President – Randy Wilhite, Vice President – Joy Bryant, Treasurer Sue Langin, and Director at Large Jenny Ramia-Ramos. Absent -. Secretary Susan Alderfer.

Additionally, 6 members of Windover Farms Community Association were in attendance in person.

### **III. Meeting Notification**

Notice of the meeting was posted on the WFCFA website [www.windoverfarmshoatitusville.com](http://www.windoverfarmshoatitusville.com) and physical signs were posted along the north entrance of Windover Way and at the entrance to the LLRA.

### **IV. Previous Meeting Minutes**

- a. Motion was made and seconded to waive reading the previous meeting minutes. A vote was taken on this motion and the motion was carried with an unanimous vote.

### **V. Questionnaire Responses**

- a. No member questions have been submitted; however, there has been one email and e-voting sign up.

### **VI. Treasurer's report**

- a. Paid insurance renewal in this month's report
- b. 5 lots have not yet paid annual assessments.
- c. There have been 8 properties selling throughout Windover Farms which generate estoppel proceeds.

### **VII. Discussions and Votes**

- a. E-vote status – 98 votes received with 15 disapprovals and 83 approvals. 292 e-vote email have been sent out. On June 15<sup>th</sup> a reminder email from HOA President will be sent to those lot owners that have signed up for e-vote yet have not yet voted. Additionally, it was recommended that it be posted on the group facebook page. Randy Wilhite took the action to contact Susan on this action.
- b. Florida Insurance Guaranty Association (FIGA) – Treasurer Sue Langin reported that in the process of renewing the insurance this year she discovered that one of the



Windover Farms Community Association  
P.O. Box 658  
Titusville, FL 32781  
[www.windoverfarmshoatitusville.com](http://www.windoverfarmshoatitusville.com)

## Meeting Minutes

6\_07\_2025

insurance companies had not joined the FIGA. The FIGA was established in 1970 to provide backstop coverage to the insured up to 300K should an insurance company become insolvent. Insurance companies that have not joined the FIGA are collectively referred to as the surplus lines market. The HOA current insurer USLI is a surplus provider and although licensed they are not a member of the FIGA. USLI is rated A+++ thereby has a 0.51% probability of going insolvent over the next 10 years. The Board voted to sign the waiver again this year as the risk is low and acceptable.

- c. Park Projects Update
  - i. Completed projects – Racketball Cypher lock replaced, Frisbee hole relocation, Wheelchair ramp, Driveway grading, Racketball court clean up, Dog waste dispenser filling
  - ii. Projects in queue – Stow chain at pavilion park entrance, Replace shed lock, Pickleball markings on tennis court
  - iii. Unfunded projects – Circle driveway refilling and grading, Racketball court light repair/replacement, Addition on a 3 ft sidewalk from parking lot to pavilion.
- d. Pavilion reservation request changes
  - i. The Board voted to retain/clarify that a pavilion reservation at LLRA reserves only the pavilion for private usage whereas the park as a whole remains open for member enjoyment.
  - ii. The Board reviewed the LLRA Use Agreement recommended by the attorney to address the liability waiver for pavilion usage. In addition to indemnification and hold harmless language the form also asks for a list of adult individuals that will be present. The board had some questions on the necessity for the requested list of adults attending and concerns that hosting members may not know that exact attendees in advance. Randy Wilhite took the action to contact the attorney to get clarification / modification to address the concerns.
  - iii. The reservation form will be updated to a fillable PDF form. The current form will be modified to move from hourly increments to two half day increment – 9:00-1:00 and 1:00-5:00. This modification will assist in avoiding scheduling errors that are currently possible with the existing system. President Randy Wilhite is researching shared Google calendars for a future improvement to the reservation system.
- e. Member communications report
  - i. Received questions from three non-members about 8222 Windover Way lot for sale asking about size limitations on sheds, in-ground pool and plans by adjacent



Windover Farms Community Association  
P.O. Box 658  
Titusville, FL 32781  
[www.windoverfarmshoatitusville.com](http://www.windoverfarmshoatitusville.com)

## Meeting Minutes

6\_07\_2025

lot owner on possible hotel construction. President Randy Wilhite reported that he provided publicly available information on the lot and a recommendation that they contact pool construction companies to determine lot requirements.

- ii. Received a complaint from a member about the number of livestock animals at 7250 Mourning Dove Ct. Provided publicly available information on how to file a complaint with the Brevard County Code Enforcement Office.
- iii. Received a complaint about curbside mattress at 7729 Windover Way. Sent letter to owner explaining this was a violation of county ordinances and provided information on proper disposal methods. No response after 10 days so a complaint was filed with the Brevard County Code Enforcement Office.
- iv. A pile of discarded household items appeared at 7642 Windover Way. The family is cleaning out the house of a deceased relative. After a letter was sent to the address informing the family of the proper disposal methods the pile of discarded household items has been removed.
- v. A battery operated camera was installed at the intersection of Windover Way and Windover Trail. The source and purpose of the camera was unknown until research and phone calls to the county revealed this camera and method of installation is used by the county to gather traffic data. The camera was removed within 48 hours.
- vi. Five letters were sent out to members requested they comply with the Brevard County Ordinance requiring removal of contractor signs posted curbside for roofers, gutter companies, painters after the work is completed.
- vii. A thank you note was sent to William Merrill for cleaning out the racketball court building including hosing out the court.

### **VIII. Committee Update**

- a. Events Committee – No update
- b. Welcoming Committee – No update
- c. Design Review Committee – No update
- d. Governing Document Committee – action plan in place for contacting members who have not yet voted on the CC&R modifications. President Randy Wilhite was asked to prepare talking points for any house to house visits.

### **IX. Adjournment**

Meeting adjourned at 11:11 a.m. Next meeting will be a Board of Directors meeting at the Long Lake Recreation Area pavilion on the first Saturday in August 2 at 10:00.