



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

November 26, 2024

TO: All members of Windover Farms Community Association

RE: Results of Poll on Governing Documents

The Board of Directors conducted a recent poll of the members on their opinions concerning our governing documents. We received a total of 93 responses and these are the results:

OPTION 1 was to do nothing, keep the current documents as they are. 22% voted for this option.

OPTION 2 was to only make changes to the most objectionable provisions. 4% voted for this option.

OPTION 3 was to pay the attorneys and have all new governing documents. 60% voted for this option.

OPTION 4 was to do away with the HOA altogether. 14% voted for this option.

Clearly, the majority of the members are in favor of having new governing documents. In accordance with the member's stated desires, we are moving forward with enacting new By-Laws and CCRs.

The estimated costs of having new documents prepared by our past attorneys was up to \$12,000. The Board went in search of a new attorney who could provide these for a lower cost and found a local HOA specialist lawyer who agreed to provide these for an estimated \$2,000. This is a large savings for our financially constrained Association. This is excellent news and we wanted to share it with you.

Moving forward is a multi-step process. Once we receive the new by-laws from our attorney we will schedule a special joint meeting of the Board and the members to vote on enacting them. This does not require a vote by all the members, only a majority who attend the special joint meeting. You will receive notice of this meeting within the next three weeks.

The next step is approving and recording the new Covenants, Conditions and Restrictions (CCRs). Enacting the CCRs requires approval votes by two-thirds of the total lots who are in good standing. This will be a months long effort and the Board intends to use USPS mail, e-mail, electronic voting and door-to-door personal visits to attain the needed number of votes. This effort will start as soon as we receive the new CCRs from our attorney which should be in late December 2024.

We always invite your comments. The easiest way is to drop us an e-mail at windoverfarmshoatitusville@gmail.com.

Board Of Directors
Windover Farms Community Association, Inc.



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