



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

Meeting Minutes

January 3, 2026

**I. Call to Order**

Meeting was called to order by President Randy Wilhite at 10:03 a.m. at the Long Lake Recreation Area.

**II. Roll Call.**

Board members present: President – Randy Wilhite, Treasurer Sue Langin, and Director Jenny Ramia-Ramos.

Additionally, 4 members of Windover Farms Community Association were in attendance.

**III. Meeting Notification**

Notice of the meeting and the agenda was posted on the WFCA website  
[www.windoverfarmshoatitusville.com](http://www.windoverfarmshoatitusville.com) on December 28, 2025.

**IV. Previous Meeting Minutes** - Motion was made and seconded to waive reading the previous meeting minutes. A vote was taken on the motion and the motion was unanimously approved by the Board.

**V. Questionnaire Responses** - no member questions were submitted since the last Board meeting on December 6, 2025.

**VI. Treasurer's report - Sue Langin**

- a. Sue reported this year's assessment invoice mail-out was handled entirely by our accounting firm and went much smoother than last year's attempt to send them via e-mail.
- b. Sue reported we have \$74, 131 cash on hand with \$46,177 of that being in our money market account.
- c. Sue also reported she has the informal end-of-year financial report ready and this will be provided to the members at the annual membership meeting. One of the items in that end-of-year accounting report is that the Association made \$4,500 from estoppel letters on 18 lots that sold during 2025. Some discussion was held on this as 18 sales was an unusually high number but the consensus was that this was attributable to our aging population of owners selling their lots and houses.

- d. Sue stated our last water bill was over \$100 but was caused by a leaking connection to the meter on Long Lake Drive. This was repaired in December 2025.

**VII. Discussion Items**

- a. President Wilhite reported that the contractor for the driveway and parking lot repair will be staging equipment and materials around the parking lot from Jan 3d through Jan 9th and that the park will be closed during the actual construction from Jan 9th through Jan 13th.
- b. Director Jenny Ramia-Ramos presented information on the e-voting for the Feb 7, 2026 annual membership meeting. This will open on Jan 23rd and carry through to midnight of Feb 7th and will consist of a single item for the members to agree to be counted as in attendance for quorum attainment purposes. She will have results of the e-vote available just before the start of the annual meeting at noon on Feb 7th.

**VIII. Committee Updates**

- a. Dolores Passarella, Chair of the Activities Committee reported the results of the Annual Lighting Contest. Dolores commented that the decorations and lights this year were really great with more homes displaying lights than ever before. The winners were:

First Place: Ashley and Kyle Wilms at 7387 Windover Way

Second Place: Ed Hardy at 7366 Windover Way

Third Place: The White family at 7290 Windover Way

Honorable Mention: Colleen and Michael Moyer at 2809 Long Lake Drive

- IX: Adjournment:** President Wilhite asked if there were any further items from either the members in attendance or the Board members. There being none, the meeting was adjourned at 10:20 AM.

The next meeting of the Board will be the 2026 annual membership meeting starting at noon on Saturday, February 7, 2026 at the Titusville Community Center located at 4220 South Hopkins Avenue, Titusville, FL 3278