



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

Meeting Minutes

5_03_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 Secretary Susan Alderfer. Absent - Director at Large Jenny Ramia-Ramos.

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 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 document requests from non-members interested in purchasing in Windover Farms.

VI. Treasurer's report

- a. Account statuses are approximately \$74,000 total for checking and money market accounts.
- b. The proposed increase for the Brevard County Fire Services special assessment will increase the HOA park property tax by \$137.23 for a new total of \$508.13.
- c. Owner's for 10 Lots have not yet paid the annual dues in response to all previous notices.

VII. Discussions and Votes

- a. A motion was made, seconded and carried with 4 of 4 votes to suspend each of the 10 owner's voting rights and LLRA usage rights. The following lots will have suspended rights at HOA owners – 258, 287, 309, 328, 339, 342, 354, 454, 475, 517.
- b. Mail out package - The contents for the upcoming mail out has been sized and verified to fit in a No. 10 envelope passing both the USPS weight and thickness requirements.



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The contents did need special preparation to compress the folded sheets into the thickness restrictions. The board reviewed the proposed mail out material and unanimously approved.

- c. PDF package - The PDFs that will be sent to the members signed up for electronic communication contain identical information.
- d. Insurance renewal – The 2025 insurance renewal quote was reviewed and unanimously approved. The 2025 insurance cost will be 1.7% lower than 2024. The total 2025 insurance costs will be \$14,138.85 including general liability (GL), Directors and Officer (DO), Crime (C), and Property (P).
- e. Status of Frisbee golf hole relocation – This month the hole pole and attached chains were relocated toward the interior of the park to reduce the number of errant frisbees landing on adjacent owner's property.
- f. Wheelchair ramp for office door – The wheel chair ramp was installed at the park office door.

VIII. Committee Update

- a. Events Committee – No update
- b. Welcoming Committee – The board unanimously voted to switch from a welcome basket to a welcome letter.
- c. Design Review Committee – one design review was accomplished and approved within 24 hours for a garage expansion.
- d. Governing Document Committee –
 - i. President Wilhite reiterated the requirements for enacting new CC&R is 2/3 votes including both mail and electronic
 - ii. Based on the members with valid voting rights 260 votes will be required to enact the new CC&R.
 - iii. The process will run for 90 days with on-going communication to members that have not yet voted

IX. Adjournment

Meeting adjourned at 10:30 a.m. Next meeting will be a Board of Directors meeting at the Long Lake Recreation Area pavilion on the first Saturday in June 7 at 10:00.