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WINDOVER FARMS COMMUNITY ASSOCIATION  
ANNUAL MEETING MINUTES

Tuesday, February 5, 2013 7:00 p.m.

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1. CALL TO ORDER

The Windover Farms Community Association (WFCA) Annual Meeting of Owners was held on Tuesday, February 5, 2013 at the Hampton Inn.

BOARD MEMBERS PRESENT: Dan Sharp  
David Hollinger  
Joe DiNicola  
Karyn Kulas  
Juan Riquelme

- Members and proxies were validated at the door. Owners representing 34 lots were in attendance.
- The meeting was called to order by Dan Sharp who led the group in the Pledge of Allegiance.
- Minutes of the last year's meeting were present for those attending the meeting and were approved as prepared.
- There were no items open from the last Annual Meeting.

2. TREASURY REPORT

- Treasurer reported that all bills for 2012 were paid and there was a total increase in assets of \$5,021.43 from December 31,2011 to December 31,2012. As of the end of 2012 there was on hand \$119,138.59. Treasurer's report was accepted and filed.
- The 2013 Budget was presented as published in the Annual Newsletter. The Budget was moved and approved by the Members presented.

3. OLD BUSINESS

- A. The Board reported that new signs were installed at the Park and front entrance to the Community.
- B. The Board reported that new Park equipment including swings, tennis nets, volley ball net and trash cans were installed. Also mentioned that the barbecue was removed and not replaced.

#### 4. NEW BUSINESS

- A. The Board wants to resurface the tennis courts and will get costs of doing same. Also new cameras need to be installed to better protect the property at the Park
- B. It was decided that the Calendar of events will include a two (2) day yard sale on April 20th, & 21st, 2013 and September 14th & 15th, 2013. The Halloween Party will be held on October 31<sup>st</sup>, 2013, Christmas Decoration Judging on December 21<sup>st</sup> and the next annual meeting on Tuesday, February, 4, 2014.

#### 5. OPEN DISCUSSION

- A. A long and detailed discussion followed by many residents who complained about the activities of the residents at 7754 Windover Way. These complaints included concerns about gun safety, inappropriate noise, over occupancy, improper vehicles on the property. These owners wanted the Board to take action. It was decided that the residents would draft up their complaints which would be presented to the Association's attorney to have a letter drafted to address the situation.

#### 6. NOMINATIONS

It was explained that the terms of Members David Holinger and Karyn Kulas, were expiring. Nominations were sought by those in attendance. Current Board Members David Holinger and Karyn Kulas were nominated along with Harry Prussner and Nancy Hampson. Harry Prussner and Nancy Hampson were elected to new two year terms.

#### 7. ADJOURN

There being no further business to be brought before the Annual Meeting, the meeting was adjourned at 8:45 p.m.

Recorded by:

Joe DiNicola  
2012 Secretary/Treasurer