
WINDOVER FARMS COMMUNITY ASSOCIATION
ANNUAL MEETING MINUTES

Tuesday, February 7, 2012 7:00 p.m.

1. CALL TO ORDER

The Windover Farms Community Association (WFCA) Annual Meeting of Owners was held on Tuesday, February 7, 2012 at the Hampton Inn.

BOARD MEMBERS PRESENT: Dan Sharp
 David Hollinger
 Joe DiNicola
 Kenny Broadbent
 Karyn Kulas

Members and proxies were validated at the door. Owners representing 16 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 2011 were paid and there was a total increase in assets of \$9,446.73 from 2010 to 2011. There currently is on hand \$114,117.16. Treasurer's report was accepted and filed.
- The 2012 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 on the activities during 2011 including the holding of a Crime Watch Program, installation of cameras in the Park, general upgrades to the Park including new lights, removal of old barbecue and concrete bench, installation of poles and chains to limit access to an area of frequent unauthorized use, having two successful yard sales, a Halloween Party and the Christmas Lights contest.
- B. Dan Sharp reported on the success of stopping the cemetery lots from being turned over to the County for use as a public access viewing location and the collection of all unpaid dues for the property.

4. NEW BUSINESS

- A. The Board reported that it was concerned about the condition of some properties. Contact in person or by letter has not caused improvements. The Board will be contacting its attorney to see what options there are to deal with the situation.
- B. The Board was also concerned with property owners who are not getting approval for paint colors or construction on houses and lots. Again the Board will be discussing options to deal with this with their attorney.

5. OPEN DISCUSSION

- A. A question was asked what can be done after unauthorized work has been completed. The Board stated this will be discussed with the attorney.
- B. A question was asked as to the dates for the 2012 Yard Sales. The Board approved the dates of April 14th (rain date April 21st) and September 15th (rain date September 22nd).
- C. A question was raised as to the need to replace a tennis net at the Park and also concern about the safety of the slide. The Board will be making further Park upgrades a project for 2012 and will add these items to its list.
- D. A question was asked about whom to call under the Crime Watch Program. Karen Kulas informed the group that people who see suspicious activity should contact the Sheriff's Office and had non-emergency phone numbers to share as provided by the Sheriff's Office.

6. NOMINATIONS

It was explained that the terms of Members Ken Broadbent, Dan Sharp and Joe DiNicola were expiring. Nominations were sought by those in attendance and Juan Riquelme volunteered to be a Board member. No other new nominations being made current Board Members Dan Sharp and Joe DiNicola were nominated and all nominations were unanimously 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 7:45 p.m.

Recorded by:

Joe DiNicola
2011 Secretary/Treasurer