

Annual Windover Farms Community Association Meeting February 5, 2007

The meeting was brought to order at 7:05pm by President Eric Lake who made introductory remarks.

A request to have the Pledge of Allegiance was made and the group said the Pledge of Allegiance.

Danny Sharp presented the past and future budgets, the next year budget had also been posted on the web site.

Eric and Danny reported on old and new business.

For Old Business:

- Work done around the park
- The proposed additional repairs on the park entrance.
- The status of the Compliance Committee
- Enforcing the Associations Covenants, Conditions and Restrictions (CCRs)
With additional discussion about updating the CCRs

For New Business:

- Park Repair
- Request to have Glenn put the letter from the Home Depot contractor on the web
- Committee to propose updates to the CCR's
- Request for Support
- Discussion about a future Basket Ball Court or half court.
- Lighting upgrade
- Security cameras
- Our associations insurance being cancelled in April.

Open Discussion:

- It was proposed we talk with other home owner associations about how they were dealing with the insurance problem.
- Activities – a suggestion to put the Basket Ball court on half the tennis court was rejected because of impact to the tennis court and net.
- Questions about turning the park over to the county was discussed, but that would take 2/3 vote of members.
- Question about a perimeter fence to protect the park was rejected because if people would kick in the steal door of the rack ball court, then a fence would not do much.

Terry Crowley asked to present an issue with his lots. His home was built across two lots. The county was petitioned by the previous owner for one tax assessment and that was granted. There was discussion that at the time, the board at an annual meeting agreed to assess the property as one lot and not two. No documented evidence has been found to validate that, when the property was sold dues for 2 lots were paid meaning the agreement was never made legal. The county description describes the property as two lots. A member of a past board thought he had copies of the agreement and would try and find it, the discussion was then closed for now.

Election of new Board Members.

Discussion about the election was prefixed by discussion that because there was not a full quorum of members, the board had no legal authority and would only be a care taker board to handle maintenance and pay bills. There were 51 members present representing 39 lots and there were 16 proxies for a total of 55 votes. With that five members offered to be on the board. Because we needed three new members for two years and one for one year, the voting process would be for the 55 votes to vote for four people of the five and the top 3 vote recipients would be on the board for two years and the fourth person for one year, the vote went as follows:

Eric Lake	30
Terry Crowley	33
Glenn Seaton	54
Kenny Broadbent	45
Carl Jones	47

Terry, Glenn, Kenny and Carl are the new board members, with Terry's position to be for one year. Danny Sharp remains on the board for one more year.

The transfer board meeting was scheduled for February 13th at 7pm at the park.

The meeting was ended at 9:10pm