



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

## **Windover Farms Community Association**

### **Annual Meeting**

**February 11, 2020**

#### **I. Call to Order:**

President Joyce called the meeting to order at 7 p.m. at the Holiday Inn, 4715 Helen Hauser Boulevard, Titusville, Florida.

#### **II. Pledge of Allegiance:**

President Koyama led the Pledge of Allegiance.

#### **III. Roll Call:**

President Joyce Koyama, Vice President Toni Toffel, Treasurer Lonnie Koyama, Secretary Logan Anderson, Director Bobbi Jacobs.

Board Members absent: Vikki Jacobs, Juan Castro.

#### **IV. Presentation of the Annual Meeting Minutes:**

Secretary Logan Anderson read the minutes of last year's annual meeting.

#### **V. Proof of Meeting Notification:**

Meeting notice was printed in the Fall 2019 WFCA newsletter, on the Nextdoor online application, and with signs posted along Windover Way.

#### **VI. Reports of Directors**

A. Introduction of Director: President Koyama introduced the WFCA Board of Directors.

B. Vice President Toni Toffel reported on the WFCA's speaker series.

C. Treasurer Lonnie Koyama presented the Treasurer's report and 2020 budget with and without revitalization.

D. Secretary Anderson presented the Secretary's report: We serviced about 30 estoppel requests in the last 12 months and published two WFCA Newsletters.

#### **VII. Nomination of Directors**

Azmi Sultan was nominated to serve on the WFCA Board of Directors.

#### **VIII. Old Business**

**A. Light at Intersection of SR-50 and Windover Way**



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1. President Koyama stated that she has been in contact with County officials to learn about any efforts to improve the intersection.

2. Janiene Pape offered some history. She said that there was an effort to make the intersection a right-turn-only to traffic. She added that she believed the project had been funded by the Florida Department of Transportation (FDOT) but placed the work at the bottom of the Department's priority list.

3. David Seaton objected to making the intersection right-turn-only.

4. President Koyama suggested residents call FDOT to express concerns.

5. Vice President Toffel said the WFCA sent a request to FDOT requesting a survey of the intersection about four years ago.

#### **B. Revitalization**

1. Vice President Toffel presented the history of WFCA's revitalization effort.

2. President Koyama presented the update that the WFCA has gathered all the required affirmative signatures needed to revitalize and that they have been submitted to the Florida Department of Economic Opportunity (DEO) via the WFCA's advising counsel. The DEO is expected to respond with a decision by the end of February.

3. President Koyama also reported on the WFCA's next steps:

a. If approved, the WFCA will send a packet out to every property owner that contains the current CCRs along with a dues notice – they are still \$75.00 per year.

b. If approved, the WFCA will form a subcommittee to work on updating the CCRs.

c. If the DEO does not approve the petition, the WFCA will discuss how to move forward along with options.

C. President Koyama said that dependent on revitalization, the WFCA would have to form a CCR review committee.

### **VIII. New Business**

#### **A. Secretary Anderson presented the meeting's new business:**

1. Garage Sale - March 14-15, 2020 - Marketing includes signs for the residents to be aware of the upcoming dates, publicizing in the Florida Today newspaper at least three days prior to the sale, and announcing on a radio show called the "Swap Shop."



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2. Work will soon begin on the Spring Newsletter – Watch for it in mailboxes.

3. Sidewalk Option on Windover Way – County Commissioner reported at the recent January 27 guest speaker event that sidewalks could be added to streets in Windover Farms, just as long as 65% of the residents on the street agree. If approved, residents on the street would have to pay for the work with an increased property tax assessment. President Koyama offered additional printed information at the meeting and asked for those who would like to obtain an estimate for the project to contact her.

4. Christmas Lights Contest – In an effort to encourage community engagement, the WFCA is changing how it will conduct the Annual Christmas Lights Contest. Instead of having the Board of Directors judge the decorations, the residents will get involved. Ballots and instructions will be made available in the Fall 2020 Newsletter. The WFCA will hold an event on December 12, 2020 at Long Lake Recreational Area to tally the votes and announce the winners.

**B. President Koyama addressed the membership about building community and being polite to neighbors.**

She reminded those in attendance that the Board does not send anonymous letters to residents on any issue and reminded the members of the County Code Enforcement phone number, which is (321) 633-2086.

## X. Questions & Comment

**Each member was given three minutes to ask questions or make comment to the WFCA Board:**

A. Janiene Pape said she was concerned about recent thefts that have occurred in the neighborhood. She mentioned that Windover Farms used to have citizen patrols.

B. Mike Ely submitted documents for the record. Made allegations against two members on the Board and said he wants them removed from the Board.

C. Curt Wineman raised concerns about high speed traffic suggested hiring off-duty officers to write tickets.

D. Kelly Moyer suggested that residents check on their neighbors to see what is going on with them before calling code enforcement.

F. Mike Moyer asked how the vote to change the CCRs would be taken.

Treasurer Koyama replied that the WFCA Board will consult its attorneys on the process and inform the membership.



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G. Resident of 7825 Windover Way suggested a traffic calming study to make Windover Way safer.

H. Susan White, 7290 Windover Way, said that she wants everyone to keep in mind that we live in a rural area and that she is concerned about speeding.

I. Joseph Asch, speaking as proxy for owner of 8033 Windover Way, challenged the validity of the WFCOA board of directors saying he did not want the WFCOA to revitalize.

J. Veronica Clifford gave her understanding of the protocol for seeking nominations and elections to the Board of Directors.

K. Glenda Sultan said everybody needs to help; if you want something done, help do it.

L. Richard Price asked if prior liens the Board had on properties have disappeared. Treasurer Koyama stated that since the liens were placed by a different legal counsel, apparently during the period of expired CCRs, he thought they would most like be unenforceable but could not verify at that time.

M. 7874 Windover Way said the CCRs are important that things that may seem petty to some are not to others and that the CCRs are a good tool if the County becomes lax in its enforcement.

N. David Seaton volunteered to be on the CCR committee. Treasurer Koyama stated that all members were encouraged to sign up on attendance sheets to declare their interest in various committees.

O. Glenn Bacala submitted comments for the record.

## **XI. Adjournment**

Meeting was adjourned at 8:35 p.m.