



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

Windover Farms Community Association Inc.

Board Meeting Minutes

Long Lake Recreation Area

6:30 p.m. Tuesday, May 13, 2019

I. Call the Meeting to order

Meeting was called to order at 6:36 p.m. by President TJ Bacala

II. Roll Call

Board of Directors: President TJ Bacala, Vice President Joyce Koyama, Treasurer Lonnie Koyama, Secretary Logan Anderson, Directors John Castro, Bobby Jacobs, Vikki Jacobs

Association Members: Glenn Bacala, Joe DiNicola, Danny Sharp, David Seaton, Bill Solt, Sharon Solt,

III. Certification and introduction

- Meeting notice signs were posted on the evening on May 11, 2019

IV. Approval of Prior Meeting Minutes

Minutes were not approved for lack of a second

- A heated exchange occurred between President Bacala, Board members and members of the association in the attendance
 - o While reviewing the minutes from the previous meeting, President Bacala said she had, "some issues." She then began asking members of the Board for updates on items listed in the minutes.
 - o Secretary Anderson and others suggested President Bacala, unless she had any corrections or additions, should instead seek a motion for the minute's approval and then review the items during the Unfinished Business portion of the agenda.
 - o President Bacala then flung a hard copy of the minutes behind her head onto the floor.
 - o Member Bill Solt said, "Can we stop with the drama and get on with the meeting."
 - o President Bacala stood and replied, "Shut up! Get out of here," pointing to the door of the WFCFA meeting room.
 - o Member Solt said, "I'm not going anywhere. If you want me to leave, you will have to call the Sheriff."
 - o Other members of the Board and the Association spoke up seeking to calm the situation.
 - o President Bacala took her seat and apologized, stating that she was frustrated.



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- Meeting resumed

V. Old Business

- The Board started a discussion on the WFCA's Revitalization efforts.
 - President Bacala and Treasurer Koyama discussed files President Bacala wanted from Treasurer Koyama.
 - Discussion shifted away from revitalization
 - Treasurer Koyama asked President Bacala about records relating to charges from the WFCA Bank account
 - President Bacala informed the Board that before the meeting she deactivated her assigned WFCA Debit Card – Treasurer Koyama and Secretary Anderson are also authorized signers on the account
 - Members of the association commented on how the meeting was being conducted
- **President Bacala stood up and said she was quitting**
- Vice President Joyce Koyama made a motion, seconded by Director Vikki Jacobs, to accept TJ Bacala's resignation – *motion carried.*
- Mrs. Bacala then explained to Treasurer Koyama and Vice President Koyama what files she had in the WFCA office and meeting room.
- Vice President Koyama asked Mrs. Bacala to return any files or other WFCA property she still had at her home as soon as possible
- Mrs. Bacala turned in her keys
 - Mrs. Bacala informed the board that there is only one key for the Women's Restroom at Long Lake Park – the key is needed to change the batteries on the keypad handle.
- Mrs. Bacala said she still needs to be reimbursed for repairs she and her husband made to the Women's Restroom toilet
- Treasurer Koyama thanked Mrs. Bacala for her service to the Association
- Mrs. Bacala then left the office/meeting room

VI. Vice President Koyama called the meeting back to order

The Board discussed steps moving forward- the Board's consensus was to focus on completing revitalization, then tackle updating the CCRS and procedures.

Association Member and Past Secretary-Treasurer Sharon Solt said to make changes to the CCRs before revitalization the Board would need 100 percent approval from all members.

Vice President Koyama will step up to lead the Board in the interim of finding a replacement to fill the now vacant spot on the Board of Directors



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Mrs. Bacala returned to the meeting and sat with the other Association members

VII. Reports of Officers

- Treasurer – Lonnie Koyama reported that the WFCA has \$95,045 in one account and \$17,518 in the second account
 - He said that we've had some voluntary dues payment submitted to the Board
 - The monthly expenses remain at around \$2,500 to \$3,000
- Secretary – Logan Anderson reported that the WFCA had received one estoppel request for 8170 Windover Way
- No other reports given by other Board of Directors

VIII. Unfinished Business

- Vice President Koyama led a discussion about forming a Revitalization Committee
 - Vice President Koyama will lead the group; Director Vikki Jacobs volunteered to help
 - The committee will contact members that have previously expressed a desire to help

IX. Member Comment Period

- Member Danny Sharp asked how much money had been spent on attorneys' fees. Treasurer Koyama said he would research and show Mr. Sharp whatever information he wanted to see
- Member Joe DiNicola asked about the history of the revitalization effort. He questioned if the WFCA even had to do it because the Board's previous attorney (Mr. Evans) took care of it. Member Sharon Solt provided the history and explained that Mr. Evans' actions did not meet the requirements for revitalization – CCRs expired in 2010, in 2013 Evans led the Board through a preservation and not revitalization it does not have the same effect
- Mrs. Bacala brought up a discussion at the April 30 meeting about Massey's tree service and suggested that the Board contact the firm to see what the contract covers as far as needed tree service

X. Adjournment

The meeting was adjourned at 7:48 p.m.



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BELOW ARE FILES FROM THE MAY 13, 2019 MEETING



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Windover Farms Community Association, Inc.
 Board of Directors Meeting
 May 13th, 2019 at 6:30 pm
 Long Lake Recreation Center
 Sign In Form For Board & Community Members
 Time Limit Of Three (3) Minutes To Comment Per HOA Member

Would Like To

	Print & Sign Name	Address	Phone or Email	Comment Yes or No
1	Clara Bacala	8152 Windover Way	321 225 4738	N
2	Travis Sharp	3410 Windover Way		N
3	Sharon Soth	7586 Windover Way	sothsharon@gmail.com	N
4	Bill Soth	7586 Windover Way	sb11@aol.com	N
5	Joe Linda	8351 Arrow Lane	joelinda@rednet.net	
6	Joyce Kovarna			
7	Lennie Kovarna			
8	Bobby & Mike Lucas			Yes
9	John Casso	7729 Windover Way	jcass@floridaind.com	Yes
10	Tommy Tom Bunde			Maybe
11	David Seaton	7722 Windover Way		
12				
13				
14				
15				
16				
17				
18				
19				
20				



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SUNTRUST BANK
 PO BOX 305183
 NASHVILLE TN 37230-5183

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 0055000707724
 04/30/2019



WINDOVER FARMS COMM ASSOC INC
 RECREATIONAL ACCT
 PO BOX 658
 TITUSVILLE FL 32781-0658

Account Statement

Questions? Please call
 1-800-786-8787

Account Summary	Account Type	Account Number	Statement Period
	TOTAL BUSINESS BANKING	0055000707724	04/01/2019 - 04/30/2019

Description	Amount	Description	Amount
Beginning Balance	\$19,000.73	Average Balance	\$18,384.94
Deposits/Credits	\$300.00	Average Collected Balance	\$18,374.94
Checks	\$1,137.00	Number of Days in Statement Period	30
Withdrawals/Debits	\$645.51		
Ending Balance	\$17,518.22		

Overdraft Protection	Account Number	Protected By
	0055000707724	Not enrolled
For more information about SunTrust's Overdraft Services, visit www.suntrust.com/overdraft .		

Deposits/ Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description
	04/10	225.00		DEPOSIT	04/17	75.00		DEPOSIT
Deposits/Credits: 2		Total Items Deposited: 4						

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	2861	92.00	04/01	*2864	200.00	04/16	2866	660.00	04/16
	2862	150.00	04/05	2865	35.00	04/16			

Checks: 5
 * Indicates break in check number sequence. Check may have been processed electronically and listed as an Electronic/ACH transaction.

Withdrawals/ Debits	Date Paid	Amount	Serial #	Description
	04/08	27.16		ELECTRONIC/ACH DEBIT WASTE MANAGEMENT INTERNET 043000098639420
	04/16	22.86		ELECTRONIC/ACH DEBIT FPL DIRECT DEBIT ELEC PYMT 7199800413 PPDA
	04/16	136.94		ELECTRONIC/ACH DEBIT FPL DIRECT DEBIT ELEC PYMT 8101806423 PPDA
	04/23	44.35		ELECTRONIC/ACH DEBIT TITUSVILLE OPERUT BILL 000003090073948
	04/26	93.25		CHECK CARD PURCHASE TR DATE 04/25 CLAYTON AND MCCULLOH P MAITLAND FL
	04/30	258.50		CHECK CARD PURCHASE TR DATE 04/29 USPS PO 1190600588 TITUSVILLE FL
	04/30	57.45		CHECK CARD PURCHASE TR DATE 04/29 WAL-MART #0649 TITUSVILLE FL
	04/30	5.00		CHECK ENCLOSURE FEE

Withdrawals/Debits: 8

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	04/01	18,908.73	18,908.73	04/16	17,901.77	17,901.77
	04/05	18,758.73	18,758.73	04/17	17,976.77	17,901.77
	04/08	18,731.57	18,731.57	04/18	17,976.77	17,976.77
	04/10	18,956.57	18,731.57	04/23	17,932.42	17,932.42
	04/11	18,956.57	18,956.57	04/26	17,839.17	17,839.17



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SUNTRUST

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Questions? Please call
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Account Summary	Account Type	Account Number	Statement Period
	BUS ADVANTAGE MONEY MARKET	1000214192022	04/01/2019 - 04/30/2019

Description	Amount	Description	Amount
Beginning Balance	\$90,042.76	Average Balance	\$90,042.85
Deposits/Credits	\$2.96	Average Collected Balance	\$90,042.85
Checks	\$0.00	Number of Days in Statement Period	30
Withdrawals/Debits	\$0.00	Annual Percentage Yield Earned	.04%
Ending Balance	\$90,045.72	Interest Paid Year to Date	\$11.84

Overdraft Protection	Account Number	Protected By
	1000214192022	Not enrolled
For more information about SunTrust's Overdraft Services, visit www.suntrust.com/overdraft .		

Deposits/Credits	Date	Amount	Serial #	Description
	04/30	2.96		INTEREST PAID THIS STATEMENT THRU 04/30
Deposits/Credits: 1		Total Items Deposited: 0		

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	04/01	90,042.76	90,042.76	04/30	90,045.72	90,045.72

The Ending Daily Balances provided do not reflect pending transactions or holds that may have been outstanding when your transactions posted that day. If your available balance wasn't sufficient when transactions posted, fees may have been assessed.



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**Windover Farms Community Association Inc
Board Meeting Agenda
Long Lake Recreation Center
6:30 pm Tuesday, May 13th, 2019**

- I. Call Meeting To Order**
TJ - Introductions and Explanations About Public Comments
- II. Roll Call and Certification of Proxies**
- III. Proof of Meeting Notice**
- IV. Approval of Prior Meeting Minutes**
- V. Unfinished Bussiness**
Hearing - Resident has until May 24th to be in another location
Members Requests
HOA Records
Audit Date
Revenues Expenses
FIN Practice
New Debit Card Holder
Vendor Invoices - lawyer - massey - lawn
Revilation Cost
DRC Records
Review Allowed - Set Grandfather Standards
New Revitilation Counts
- VI. New Business**
- VII. HOA Member Comments or Questions**
Three (3) Minutes Limit Per Member
- VIII. Adjournment**



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Revitaliation Counts

5/13/2019

Unit #	NEED	-	LAWYER	-	US	=	NEW NEED	HOA PROP
3	33		25		10		-2	1
3-A	37		21		5		11	0
4	56		17		19		20	3
5	28		19		4		5	1
6	46		34		1		11	0
7	24		8		0		16	2
	224		124		39		61	7
			was		124	+	224	-
			147		39	=	163	=
lot 393					163		61	



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Member FDIC

1033325

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Date	Balance	Collected Balance
04/30	17,518.22	17,518.22

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