



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

Board Meeting Minutes

08_03_2024

I. Call to Order

Meeting was called to order by President Tom Nuthall at 10:03 a.m. at the Long Lake recreational center. President Nuthall chaired the meeting.

II. Roll Call

Board members present: President - Tom Nuthall, Vice President – Joy Bryant, Treasurer – Sue Langin and Director at Large – Randy Wilhite

In addition, 2 members of Windover Farms Community Association were present.

III. Meeting Notification

Notice of the Board meeting was posted on the WFCFA website
www.windoverfarmshoatitusville.com.

IV. Previous Meeting Minutes

- a. Previous meeting minutes were summarized by the Vice President Joy Bryant.
- b. No questions were asked.

V. Questionnaire Response

- a. No questions were submitted by members either through the website or in person.

VI. Treasurer's Budget Report

- a. We have \$7,090.37 in the recreation account, \$8,998.97 in the association account and \$60,454.72 in the savings account.
- b. There are still two members who are delinquent with their annual dues. They were sent a final notice on May 17, 2024 with a due date of June 21, 2024. Both of these members own empty lots and live out of state. They did not pay last year's dues either.
- c. Motion to make a lien on these 2 members by calling Becker for the amount of \$75 assessment lien. Motion was seconded. Passed unanimously.
- d. Still received notice of high-water usage at the park of 22,000 gallons. Upon reviewing water usage over the past 1 ½ years there seems to be a pattern which is an increase in the summer months.
- e. A reconciliation revealed that 11 members have paid double their assessment in 2022. The Treasurer will address with the individuals.
- f. Treasurer informed the Board that there are some unexplained water usages reported on the July water bill in excess of 14,000 gallons. Tom Nuthall suggested that the board



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monitor the water usage and if the excess continues to take action. Randy Wilhite volunteered to research options for locks on the park water spigots.

- g. Motion was made to handle the assessment overpayments \$99 versus \$75 by credit for 2025

VII. Announcements

- a. Board announced the open position of Secretary via posting on the website. No response as of 3 August, 2024.
- b. Randy suggested we reviewing those members that had originally volunteered. Tom took the action to recover the vote record for review.

VIII. Votes and Discussions

- a. Vote on Attorney for Bristol activities –
 - i. The meetings are continuing concerning the Bristol decision. The Bristol organizer has hired a lawyer that has escalated the tensions at the meetings such that each speaker is virtually cross examined. There has been a request to the HOA to match funds raised to hire a lawyer who specializes in this stage of property development. A motion was made and seconded to match funds up to \$500 for lawyer specialty.
 - ii. Next meeting is August 13th. Randy volunteered to send meeting schedule information to the email list and post on next door.
 - iii. A question was asked by the members if a gate could be added to the community to address the possible future traffic issues. President Tom Nuthall reminded the board that adding gates would transfer all road maintenance to the HOA for the 5 miles of road and represent an exorbitant expense that is not budgeted.
- b. Review of Member comments on proposed document revisions
 - i. Randy Wilhite summarized that the comments ranged widely from “can’t support” to “concur” and including some comments of “good job”.
 - ii. The most comments were made around two items 1) the number of RVs allowed on the properties and 2) suggestions on capping the assessment increase allowed. President Tom Nuthall recommended an alternative that allows the 15% increase to no more that 3 times in 5 years.
 - iii. Motion was made and seconded to approve the Document Revision Committee recommendations. The next step is legal review by Becker.
- c. Tabling of DRC meeting requirements - The Board clarified that the DRC meeting requirements has been tabled indefinitely.



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- d. Discussion on signage - The current sign has the old website. The Board would like to update the sign to include the new website address. There was a question as to cost of a new sign. A second recommendation was made to cover up the old website on a temporary basis. President Nuthall took the action to determine if there was a change that could be made that was both economical and esthetically pleasing.
- e. Committee update
 - i. A committee chair pointed out to the Board that the cost for events is not budgeted. The chairs have been able to stretch the \$100 provided by the Treasurer to creatively compose over a dozen welcoming baskets. These baskets have been very well received by the new neighbors.
 - ii. The Board had discussions that the members need to be made aware of the dire budget situations. Director Wilhite volunteered to draft a letter to the members. VP Bryant recommended that evoting stalemate also be included in the letter.

IX. Adjournment

Meeting adjourned at 11:24 p.m. The remainder of the agenda will be moved to the next meeting. Next meeting will be targeted for the first Saturday in September depending on the status of the on-going activities. The meeting time and date will be posted on the website well before the meeting date and roadside signs installed immediately preceding the meeting.