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WINDOVER FARMS COMMUNITY ASSOCIATION  
MEETING MINUTES

Thursday, April 18, 2013

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1. CALL TO ORDER

The Windover Farms Community Association (WFCA) Board of Directors met on Thursday, April 18, 2013 at the Longlake Park Pavilion.

MEMBERS PRESENT:      Dan Sharp\_\_\_\_\_ X \_\_\_\_\_  
                                 Juan Riquelme\_\_\_\_\_ X \_\_\_\_\_  
                                 Joe DiNicola\_\_\_\_\_ X \_\_\_\_\_  
                                 Harry Prussner\_\_\_\_\_ X Arrived @ 6:35 p.m.  
                                 Nancy Hampson\_\_\_\_\_ X \_\_\_\_\_

MEMBERS ABSENT:      None.

With a quorum present, the meeting was called to order by Dan Sharp at 6 p.m.

2. APPROVAL OF MINUTES & TREASURER'S REPORT

- Minutes of the Board's meeting of February 5, 2013 were approved with motion to approve made by Nancy and second by Danny with all in favor.

3. OLD BUSINESS

- Discussion on Board notification and problems with Web site address. Board members will test use web site email to insure it is now working.
- Nancy is still working on getting replacement estimate for insurance purposes.
- Board approves unanimously to reimburse Juan for \$23.83 to replace tree removal rope.
- Nancy reported that problem with neighbor which was the discussion at the annual meeting seems to have been resolved for the moment.
- Juan is still working on membership for the design review committee.
- Nancy still working on Neighborhood watch program.
- Juan still working on getting second estimate for tennis court.

#### 4. NEW BUSINESS

- Joe reported that he and Danny met with the Association's attorney on April 2, 2013 where they were informed that a Florida Statute causes the Declarations of Covenants, Conditions and Restrictions and related documents of a Home Owner's Association to expire if not renewed within 30 years of their original filing. The information obtained at this meeting was emailed to the entire Board on April 2, 2013. Notice of a Board meeting to be held on April 18, 2013 at 6:00 p.m. at Longlake Park was emailed to the Board or phone contact was made with each Board member. Notice of the meeting was posted on two (2) signs in the community at least 48 hours before said meeting and posted on the Association's Web Site.
- A motion is needed to authorize the process to begin to re-file the Association's Declarations of Covenants, Conditions and Restrictions and related documents which will require regular mail notice to all lot owners at least 7 days prior to the Board meeting to vote by 2/3rds vote to approve or reject the refilling. The Association's attorney will draft the notice and Danny will handle the mailing of the notices. The meeting day, time and place shall also be determined as part of the motion.

A motion was made by Nancy and seconded by Harry to hold the Board meeting to vote on this issue after lot owners comments, described above, on Thursday, May 9<sup>th</sup> at 6:30pm at the Long Lake Park. All Board members voted in favor of the motion. Joe will handle contacting the attorney and obtaining the draft letter. The letter will be emailed to all Board members before being sent out.

In further business approved by the consent of the Board:

- Juan to make new key sets for all Board members.
- Juan to follow up on replacing damaged Park swings.
- Danny to follow up on lighting for playground area in Park.

#### 5. ADJOURN

- Meeting was adjourned at 7:25 p.m.

Recorded by:

Joe DiNicola  
2013 Secretary/Treasurer