

**Windover Farms
Community
Association
Board of Directors**

**4/22/2014
7:00 PM
Long Lake Recreation Center Pavilion
Windover Way
Titusville Florida**

A quorum of directors being present, the Meeting was called to order by Harry Prussner, President at 7pm:
Note taker:
Nancy Hampson, Secretary-Treasurer

Attendees:

Harry Prussner
Barbara Tremain
Nancy Hampson

By invitation:

Juan Riquelme
Wanda Miller

Approval of Minutes of prior Meeting of Board of Directors, February 4, 2014 unanimously approved

Agenda

Nomination of Directors

Discussion: Given the resignation of Juan Riquelme and Brian Kagy from the Board of Directors, there are 2 positions to be filled for the 2 year period from February 2014 to February 2016. The Board, having the ability to fill such vacancies, unanimously nominated and elected Juan Riquelme and Wanda Miller to fill those positions as directors.

Election of Officers

Discussion: Given the prior resignation of Juan Riquelme as President, Harry Prussner has taken over the position of President. Tonight Mr. Prussner tendered his resignation as President, which was accepted by the Board. This left the positions of President and Vice-President vacant. The Board unanimously nominated and appointed Juan Riquelme as President and Harry Prussner as Vice-President.

Rec Center Painting Quotes

Discussion: The Rec Center is in need of some minor repairs and overall painting. Three requests were sent to companies asking them to quote painting of the Pavilion, Racquetball Court, and bathrooms, but no quotes have been received to date.

Conclusions: This work needs to be done.

Action items: Follow up and obtain 3 quotes for review by the Board.

Person responsible: Juan Riquelme

Deadline: ASAP

Property and Liability Insurance

Discussion: The property insurance was allowed to lapse a number of years ago and getting new property insurance quoted as a separate item has been difficult, but is a priority. In order to proceed with this, the Board asked companies to quote on a combination of the Property, Liability and Fidelity Insurance required for the Association. The Board reviewed the 3 quotes obtained by Nancy Hampson and determined we should go with insurance that covers liability and fidelity and property, including coverage for wind and hail, even if it is a named storm.

Conclusions: The Association will purchase the Insurance quoted by First Community Insurance, Banker's Insurance Group, with a premium of \$4967.00, but will first check to see if there might be a reduction in cost for an increase in our deductible.

Action items: Sign and pay for insurance through the Kim Jones Agency, as quoted.

Person responsible: Nancy Hampson

Deadline: May 1, 2014

Tennis Court Renewal

Discussion: Nancy Hampson requested 3 quotes to resurface the tennis courts and potentially add one basketball court at the end of one of the tennis courts. The bidders were also asked to quote repair of the fence and possible addition of a gate on the side of the Pavilion. One of the quotes was not received in time to review it at the Board meeting. After a full review of each of the quotes, the Board decided to go with Nidy Sports Construction. It was determined that the cost of the fence repair and addition of a gate was too expensive; this action was voted down. Nidy will re-surface the two courts and, in addition, install one basketball net with regulation markings at the end of one of the tennis courts. This will allow both the basketball court and one tennis court to be in use at the same time. The total cost unanimously approved by the board was \$8682.00 for the renewal of the tennis courts and \$2094.00 for the basketball court.

Conclusions: Nancy will contact Nidy to proceed with the Project.

Action items:

Person responsible: Nancy Hampson

Deadline: ASAP, probably June or July as schedule permits.

Upgrade Playground Equipment

Discussion: Playground equipment and picnic tables are in need of upgrade/repair. The Board reviewed pictures of proposed upgrades for picnic tables, monkey bars and benches.

Conclusion: The Board unanimously approved expenditures of up to \$6,000.00 for 2 picnic tables, 4 benches and a new set of monkey bars and upgraded equipment.

Action items: Nancy will check whether our insurance will allow permanent barbeque grills and, if okay, Juan will get pricing information on 2 grills. Nancy will look into repairs to the see-saws/teeter-totters. Juan will check county codes regarding the use of mulch etc. for protection under playground equipment.

Person responsible: Nancy/Juan

Deadline: None

Message Board West Entrance

Discussion: Our CCR's specifically prohibit a private sign on any property in Windover Farms. County codes require a permit for any sign and do not allow them at all in the County Right of Way, where this sign may be located. The concept of the sign and the ability to spread information within the community is a great idea, but the sign has been placed at a busy intersection and it is impossible to read all of the information without slowing down and pulling over or stopping in the road and this could create a dangerous situation. With no control over the content or placement of the board, the information on the board makes it look as if it is a WFCOA HOA sanctioned message board, which it is not.

Conclusions: The board is in a potentially dangerous location and needs to be moved or removed.

Action items: Nancy and Barbara will contact the homeowners of the lot on which the sign is located and discuss the fact that this sign was not reviewed or approved by the DRC and is in violation of our CCR's. Wanda Miller will check on legality, permitting and code.

Design Review Committee

Discussion: Brian Kagy unilaterally appointed John Doyle to the DRC, without obtaining approval from the Board of directors. As there were not 3 members on the Committee, the DRC was not properly constituted. In addition, no notice has been given of any meeting of the DRC in the past 4 months, so nothing done by the DRC is valid. Any items purported to have been reviewed by the DRC will have to be reviewed. Appointments need to be made to the DRC to have a properly constituted Committee.

Conclusions: The Board unanimously approved the appointment of the following individuals to the DRC:

Juan Riquelme, Barbara Tremain, Harry Prussner, John Doyle with Barbara Tremain acting as chairman until the committee has a meeting to vote on the position.

Person responsible: Barbara will notify Glenn Seaton of the appointments to the DRC for inclusion on our website.

Deadline: None

HOA Lien/ Foreclosure Activity

Discussion: One of our homeowners has been in default of payment for the last two years. A lien was filed and our attorney has asked us whether we now want to go ahead with a lawsuit to foreclose on the lien. The amount overdue is \$150.00 for HOA fees, plus interest and attorney fees.

Conclusions: By unanimous agreement, the Board declines at this time to proceed with a lawsuit, as the expense of a lawsuit may not merit the monetary gain.

Action items: Advise Kristy Mount that we will not be proceeding with a lawsuit.

Person responsible: Nancy

Deadline: ASAP

Additional Matters

1. The Board unanimously approved a request by Ken Estey for payment in the amount of \$376.30 for new signs for the yard sales. We will request a check from our accountant, payable to Mr. Estey.
2. There was a question regarding the upkeep of the entrance to Windover Farms located on SR 405. Juan will check the area and get back to the Board.
3. Barbara will get the banking documents to the Board members for signature
4. There was a suggestion that our website information might be added to each of the entrance signs. The board members will take a look at these signs and provide suggestions at our next board meeting.
5. As Glenn Seaton has given the Board notice of his intention to retire at some point in the next year or two, each of the board members will look into the possibility of obtaining a new web service provider, together with cost information for presentation at the next Board meeting. Glenn has very kindly provided his services to the association free of charge and we wish to recognize and thank him for the valuable service he provides.

There being no further business to attend to the meeting was adjourned at 9:30pm.

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