

Windover Farms Community Association Annual Association Meeting

Date: February 4, 2014

Location: Hampton Inn Hotel, Titusville

Notice of meeting was mailed to each member and notice was posted at HOA entrances and on website at least 48 hours prior to meeting.

Directors present:

Dan Sharp ____
Juan Riquelme____
Harry Prussner____
Nancy Hampson____

Directors absent:

Joe Dinicola

Members Present:

Members present, either by proxy or in person were verified and tallied by the Board. In attendance were 23 members, either in person or represented by proxy. Without a quorum being present, but with business to be attended to as permitted by law, the Meeting was called to order at 7:10pm by Juan Riquelme, President.

Approval of prior Minutes and Financial Reports:

1. **Approval of prior minutes:** Minutes from the meeting on February 5, 2013 were unanimously approved without modification.
2. **Approval of Budget and Year End Report.** Report as prepared by Accountant for year to date report ended December 2013 was presented. The 2014 budget as approved by the Board of Directors at their last meeting and as posted on the website and in the annual newsletter was reviewed. Both were unanimously approved.

Old Business

- The Board reported on the isolated damage to playground equipment that occurred in 2012. There has been no major damage this year. Swings have been replaced and the board will look into whether the equipment can be upgraded to promote more interest in the recreation center. Kerry Hammers will put together a proposal to consider this possible upgrade.
- The tennis courts have not yet been re-surfaced as there were insufficient proposals for the board to consider. The board will try again to get proposals, including the possibility of adding additional lines to the surface to allow basketball and other activities, thereby increasing potential usefulness and interest in the courts.
- Noise and CCR complaints at 7754 Windover Way. These were addressed directly with the homeowners by members of the community and, as such, it was not necessary to further involve the Board of Directors or our attorneys. The owners were very proactive in addressing the issues. The renters have moved out and the property has been substantially and very well cleaned up. This matter is therefor closed.

New Business

- Property Insurance: The board explained that it would be prudent to re-obtain property insurance on the recreation center buildings. This is to replace insurance that was cancelled years ago. They will get at least 2 or 3 quotes and determine the best course of action.
- New Florida laws now require Surety insurance. The board will get quotes and obtain this insurance.
- A Committee to revise the CCR's was established last year. Nancy Hampson will follow up on getting this Committee back together to work on this project.
- Calendar of Events: Yard Sales will be April 5/6, 2014 and October 4/5, 2014. Ken Estes will look after advertising. Halloween Party will be October 31, 2014. Christmas Light judging will be on the Saturday evening prior to Christmas, December 20, 2014.
- Annual Meeting for next year will be at 7pm on February 3, 2015.

Open Discussion

- There are members who are interested in pursuing noise reduction walls to reduce the noise from I-95. This will be addressed independently by those members, not by the board at this time.
- The issue of private functions at the Recreation Center was addressed with the question of potential liability for the HOA for any sale of products or food. Nancy Hampson will address this with our insurance agents and report to the board. This inquiry will also include any potential issues with allowing vendors to use these facilities at a non-board sponsored Vendor Day at the Recreation Center.

Nomination and election of directors

As the director positions held by Dan Sharp, Joe DiNicola and Juan Riquelme are open for nomination and election this year, the floor was opened for nominations and the following members were nominated and unanimously elected to fill the three vacant positions.

Juan Riquelme
Barbara Tremain
Brian Kagy

Adjournment

There being no additional business to be attended to, the Annual Meeting was adjourned at 8:55 pm by Juan Riquelme, President.

Recorded by N Hampson
Secretary-Treasurer 2014