



Windover Farms Community Association  
P.O. Box 658  
Titusville, FL 32781  
[www.windoverfarmshoatitusville.com](http://www.windoverfarmshoatitusville.com)

## Meeting Minutes

11\_01\_2025

### I. Call to Order

Meeting was called to order by President Randy Wilhite at 10:00 a.m. at the Long Lake Recreation Area.

### II. Roll Call.

Board members present: President – Randy Wilhite, Vice President – Joy Bryant, Treasurer Sue Langin, and Secretary Susan Alderfer.

Additionally, 4 members of Windover Farms Community Association were in attendance in person.

### III. Meeting Notification

Notice of the meeting was posted on the WFCFA website [www.windoverfarmshoatitusville.com](http://www.windoverfarmshoatitusville.com) and physical signs was posted at the entrance to the LLRA and the north entrance.

### IV. Previous Meeting Minutes

- a. Motion was made and seconded to waive reading the previous meeting minutes. A vote was taken on this motion and the motion was carried with an unanimous vote.

### V. Questionnaire Responses

- a. Mowing complaint at north entrance – the drainage area has been allowed to overgrow to a height of approximately three feet. VP Bryant contacted the lawn service and the situation was addressed the same day.

### VI. Treasurer's report

- a. Notice for 2026 annual assessments have been sent via USPS.
- b. Account levels as of 1 November - \$52,026

### VII. Discussion Items

- a. The LLRA had a water leak adjacent to the water meter on Long Lake Drive. A plumber was called to address the leak. The plumber discovered a crack in the pvc piping to the water meter. The leak was coming from a failed patch repair that looked to be several years old. The repair was completed and water restored to the park.
- b. Multiple contractors have been contacted for an estimate to repair/improve the LLRA driveway and parking lot. The recommendation is for asphalt millings driveway and circle. Several contractors declined to provide business licenses and/or failed to attend scheduled meetings. Two contractors will be providing estimates for fill of the existing grade and 8 truck loads for asphalt millings.



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- c. Annual meeting notice packages were mailed out on 31 October via USPS and will be sent via email to members that have approved electronic communications on 1 November. The package includes notice of meeting, a limited proxy, a call for candidates for the 2026-2027 board and a copy of the recorded Certificate of Amendment to the CCRs which was recorded on Oct 6, 2025 in the Brevard County Official records.

### **VIII. Committee Update**

- a. Election Committee – mail out and email notification will be completed by 1 November 2025.
- b. Events Committee – The Fall Yard sale had very few attendees although notices were made in a similar fashion as the Spring yard sale which was attended at normal levels.
- c. Welcoming Committee – No update.
- d. Design Review Committee – A member will be submitting a plan for a fence already installed.
- e. Governing Document Committee – No additional updates.

### **IX. Open for Comments**

- a. Drainage and Flooding:
  - i. The county recently cleaned and dressed the drainage channels throughout the neighborhood, improving water flow—particularly near the park and along Mourning Dove Way.
  - ii. However, the Addison Canal connection was not cleaned. This may be due to jurisdictional issues involving the Army Corps of Engineers and the St Johns River Management District, requiring additional approvals and surveys.
  - iii. Despite the maintenance, heavy rains still caused roadway flooding.
- b. Assessment Discussion:
  - i. A member raised concerns about the special assessment versus annual assessment voting language and requested clarification on whether the board would vote to correct it. The board stated they are not voting to change it at this time.
  - ii. The member argued that some homeowners did not understand that approved electronic voting would not be utilized for voting on annual assessments.
  - iii. The board reminded the attendees that the membership had just voted on the CC&Rs and expressed their desires through their votes; however, the board clarified that any amendments can still be considered in the future if 20% of



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members sign a petition requesting that the change be put to the entire membership for vote.

- iv. The member stated he may pursue that option with support from others in the community but will wait for a future board to take it up.

- c. Board Response and Closing:

- i. The board reiterated appreciation for the member's input and the community's participation. The board is always willing to listen to member concerns and if a set of members (20%) want to have this or any issues put before the full membership then this board would support putting said concerns before the membership.
  - ii. The sense of the board is to let things settle after recent votes and revisit later if desired by the membership.

## **X. Adjournment**

Meeting adjourned at 10:19 a.m. Next meeting will be a Board of Directors meeting at the Long Lake Recreation Area pavilion on -Saturday, December 6 at 10:00.