



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

Board Meeting Minutes

1_04_2025

I. Call to Order

Meeting was called to order by President Randy Wilhite at 10:23 a.m. at the Long Lake recreational center. President Wilhite chaired the meeting.

II. Roll Call

Board members present: President – Randy Wilhite, Vice President – Joy Bryant, Treasurer – Sue Langin, Secretary Susan Alderfer and Director at Large Jenny Ramia-Ramos

In addition, 7 members of Windover Farms Community Association were present.

III. Meeting Notification

Notice of the Board meeting was posted on the WFCA website www.windoverfarmshoatitusville.com and physical signs were posted at the park and the north entrance.

IV. Previous Meeting Minutes

- a. Motion was made and seconded to waive reading the previous meeting minutes

V. Member Question Responses

- a. No questions put forward by the members

VI. Treasurer's Budget Report

- a. Treasurer Sue Langin reported on the current account levels. The total of the recreation and association accounts are \$16,803 whereas the contingency is \$49,334.

VII. Votes and Discussions

- a. Replacement long table – The existing folding long table has deteriorated due to moisture beyond usable condition. The Board discussed replacing the table with a plastic table so as to be more resistant to moisture damage. Two members present volunteered to donate a table apiece. The HOA appreciates the donation.
- b. Director Ramia-Ramos provided her comments to the proposed CC&R language. The discussion began around the suggested wording in Article VI. C 4 Residential Use Only to allow mechanical repair business outside a fully enclosed structure as long as the equipment is shielded from the paved roadway. Several members took exception to the suggested change.
- c. One member present also brought up concerns that the “No occupation outside of primary dwelling” was currently being violated by a lot owner allowing residence on



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their property for two RVs. The member also mentioned that he had discovered a business advertising a future rental of a trailer behind the primary dwelling. Multiple comments were expressed on the language stating “No temporary structure, trailer, recreational vehicle, garage, tent or out building shall be used at any time as a residence.” After a lengthy discussion the Board suggested that the Board would contact the attorney for a recommendation on appropriate language that would allow guests to temporarily reside without establishing residence.

- d. Final discussion and Board vote to approve acceptance of Director Ramia-Ramos recommendation that Junk or abandoned vehicles section under Article VIII: Vehicles be allowed if obstructed from view of the paved road.
- e. Fireworks in LLRA – A member informed the Board that on new year’s eve there were extensive fireworks being expended in the park and he wanted to know if this was allowed. President Wilhite informed the attendees that the park closes at dusk and that the board would address this to the members in a future communication.
- f. The Board voted unanimously to accept a member’s offer to fund and install pickle ball markings on one of the tennis courts. Thanks for the generous offer.

VIII. Adjournment

Meeting adjourned at 11:18 a.m. The agenda was completed. Next meeting will be a annual meeting the first Saturday in February.