



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

Meeting Minutes

12_06_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, Director – Jenny Ramia - Ramos, and Secretary Susan Alderfer. Absent - Treasurer Sue Langin

Additionally, 6 members of Windover Farms Community Association were in attendance in person.

III. Meeting Notification

Notice of the meeting was posted on the WFCA website 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. Treasurer's report

- a. President Wilhite presented the Treasurer's report in lieu of Tresurer Langi who was absent. Total cash on hand %53,594. Of that total \$13,025 is from collected 2026 dues paid by member so far toward 2026 expenses.

VI. Questionnaire Responses

- a. Member complaint concerning a repeat offender member driving through the neighborhood at high speeds including passing other drivers. President Wilhite contacted the county and was informed that the county cannot take an action unless the illegal behavior is witnessed by a swore officer of the court. The County also declined President Wilhite's request for patrol cars in the neighborhood due to limited resources.

VII. Discussion Items

- a. The Board sought bids for repair of the LLRA driveway and parking circle to address the ongoing erosion. Approximately 4 months ago a member volunteered to grade the driveway and as expected that effort provided only temporary resolutions. The driveway continues to develop low areas and ruts while the parking circle could not even be addressed without a fill and compaction process. Three bids were obtained



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ranging from \$8,000 to \$50,000 in price. The high bid was discarded due to expense and the proposed material was not asphalt millings. The low bid was research and discarded based on a proposed process that resulted in a thin layer of millings that would not be adequately compressed with walk behind compression tools.

- b. The board voted unanimously to accept the middle bid from Mack Build.
 - i. Price - \$18,500
 - ii. Schedule – Duration 5 days, commencing after the 1st of the year
 - iii. Material and Process – Fill ruts and depressions in driveway and parking circle. Compact the additional soil with rolling vibration motorized equipment prior to laying down the asphalt milling. Asphalt millings applied and compressed with the same rolling compression equipment.
- c. Board nomination period allowed 30 days for candidates to submit their names as a candidate for the upcoming 26-27 board. 5 Director positions will be filled through this process. The nomination period is now closed and 5 members have volunteered to serve as board members. As stated in our By-Laws if there are the same number or fewer volunteers as there are board vacancies, there will not be an election at the Feb 7, 2026 Annual Membership Meeting.
- d. The new Board members will be announced and seated as Directors at the February Annual Meeting at which time they will have a sidelined private brief meeting to ascertain which director will undertake which board position. After their Organizational meeting the new board members and positions will be announced at the end of the Annual General Meeting.

VIII. Committee Update

- a. Activities Committee - Christmas Tree light competition will be scheduled for 22nd December
- b. Design Review Committee – A fence modification has been reviewed and approved by the DRC.
- c. Governing Document Committee – No additional updates.

IX. Adjournment

Meeting adjourned at 10:22 a.m. Next meeting will be a Board of Directors meeting at the Long Lake Recreation Area pavilion on the first Saturday on January 3 at 10:00.