



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

## Meeting Minutes

10\_04\_2025

### **I. Call to Order**

Meeting was called to order by President Randy Wilhite at 10:03 a.m. at the Long Lake Recreation Area.

### **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.

Additionally, 18 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](http://www.windoverfarmshoatitusville.com) and a physical sign was posted at the entrance to the LLRA. Additionally notice of the meeting for budget review was sent via email and USPS on 25 August 2025.

### **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 LLRA – VP Bryant briefed the attendees on the recent receipt and resolution of a complaint on a mowing issue at the LLRA. The contractor responsible for mowing the LLRA had a crew change over and as a result missed mowing the back section behind the racketball court to the overpass bridge at the entrance to the nature trail at the back of the LLRA. The contractor was notified and met with the board member and remedied that oversight on the same day. A second letter was received stating that the nature trail should also be mowed. The board informed the member that the nature trail was never intended to be mowed but instead is kept in a natural state.
- b. Flags on Windover Way – A request was received to address signs along the Windover Way. President Wilhite addressed this concern by informing the members involved of the Brevard County requirements on roadside signage. No other action was taken.
- c. Complaint on specific address yard maintenance – A previous complaint on lawn maintenance has now been addressed by the court ordered agent. This issue has been remedied.



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- d. Trash bin reminder request – A request was received to remind members of the need to clear trash and recycle bins in a timely manner. The letter was sent to members.

### **VI. Ballot Count**

- a. Evote results – 238 votes were received. 194 voted YES and 44 voted NO.
- b. The paper ballot closed on 14 September. Two independent counts of the paper ballots was accomplished by two board members and an observer volunteer from the attendees. Paper ballot results – 80 voted YES and 20 voted NO
- c. Total results – 338 votes. 274 voted YES and 64 voted NO.
- d. The revised CC&R are thereby approved. The board witnessed and notarized by a volunteer member. The new CC&R will be recorded with Brevard County by legal counsel.

### **VII. Treasurer's report**

- a. The required 30 day notice to members of the October 4<sup>th</sup> budget vote was sent to all members on August 25 via email and USPS
- b. Account levels as of 1 October - \$5,484.74 in checking, \$50,054.51 in money market.
- c. Liens on 2 properties were filed on the members who did not pay 2025 dues. Actions are underway for one additional member that has not paid 2025 dues.
- d. The accounting firms has completed the revision to the 2026 invoices. These invoices will be mailed USPS towards the end of October.
- e. The 2026 budget approval motion was made and unanimously approved by the board.
- f. Contract for evoting is up for renewal. The board approved renewal of the contract for e vote.

### **VIII. Election Committee**

- a. Dolores Passarella agreed to chair an election committee with two member volunteers. This election committee will have responsibilities for leading the election of new board members at the Annual meeting on February 07 2026. Thank you for the volunteers. The website will have additional information posted for anyone interesting in running for the upcoming board election.

### **IX. Committee Update**

- a. Events Committee – Signs for the Fall Community yard sale will be posted Monday prior to the yard sale on 11-12 October 2025.
- b. Welcoming Committee – No update.
- c. Design Review Committee – A member has submitted a plan for adding an outbuilding on a portion of their property adjacent to I95. A detailed plan was reviewed and approved by the DRC.



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- d. Governing Document Committee – No additional updates.

### **X. Open for Comments**

- a. Steve Foster commented that he has requested the board add an agenda item to revise the CC&Rs in the area of Special Assessments and Annual Assessment. Mr. Foster noted that he felt the Board had perhaps reversed how changes to the two assessments were addressed.
- b. President Wilhite clarified that it would not be appropriate to discuss modifications of the CC&R until the revised CC&Rs are recorded with the county.

### **XI. Adjournment**

Meeting adjourned at 10:44 a.m. Next meeting will be a Board of Directors meeting at the Long Lake Recreation Area pavilion on the first Saturday on November 1 at 10:00.

- a. Author's note post meeting- The meeting minutes are intended as a summary of the meeting agenda items not verbatim capturing of all conversations. The February meeting minutes did summarize all the proposed CCR changes. The March meeting agenda stipulated the subset of articles to be discussed at the March meeting and the March meeting minutes reflected the discussions of the agenda items.