



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

Meeting Minutes

9_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, Treasurer Sue Langin. Absent - Secretary Susan Alderfer and Director at Large Jenny Ramia-Ramos.

Additionally, 7 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 and a physical sign was posted at the entrance to the LLRA.

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. Received a complaint on flags posted along the driveway of a Windover Farms address. The HOA president contacted the owner who had posted the flags concerning the complaint. The owner declined to remove the flags referencing their right of free speech. No further action was taken. An attending member asked if the board had followed up with the complaining member to advise them that they could contact Brevard County about their concerns. President Wilhite said he had not pursued the complaint any further.
- b. Received a complaint on the household rubbish and lack of yard maintenance for a Long Lake Drive address. The HOA had previously contacted the court appointed representative in August to request correction of the two concerns and was told by the representative that the issues would be addressed. As these issues have not been addressed as needed, the HOA sent a letter to the representative with a deadline of 15 September to rectify the issues. As of this meeting the household items have been removed yet the yard maintenance has not yet been corrected. Additionally, Brevard County has posted a code violation notice on the property. The HOA board provided



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the listed county code enforcement agent with the contact information for the court appointed representative.

VI. Treasurer's report

- a. Budget meeting is set for 4 Oct Board meeting. The 30 day notice of the proposed 2026 budget was sent to all members on August 25th.
- b. 4 lots have not paid annual assessments. 2 members responded to the letter of intent whereas the 2 members that have not yet responded to the letter of intent will be addressed by the lawyer actions to file the liens.
- c. Account levels as of 31 August - \$6226 in checking, \$49,983.25 in money market
- d. On line payment methods research status concerning costs to the HOA – The most economical for the HOA is for members to use Bill Pay from their individual on line bank accounts which results in zero cost to the HOA. Use of Zelle payments would cost the HOA 1% and is further complicated by the fact that some credit unions do not offer Zelle as an option. The last payment method considered was credit card payment which would cost the HOA 2.5 to 3.5% for each transaction. Members are encouraged to use personal checks, cashier's checks or Bill Pay.

VII. Discussions and Votes

- a. Discussion on dates for the fall community yard sale – The members discussed the constraints / concerns for dates in month of October. The middle two weekends appeared to be the best weekends to consider. October 11&12 were put forward by Randy Wilhite and approved by the board.
- b. Report on e-vote results:
 - i. E-vote totals - 238 votes received electronically. 194 votes received electronically were Yes votes, 44 votes received electronically were No votes.
 - ii. **264** votes are required to approve the proposed CC&R out of 395 eligible voting members
 - iii. E-voting closed on 15 August 2025
- c. Report on door-to-door visits to members that have not yet voted:
 - i. VP Bryant expressed her appreciation to Becky Curran and Kim Merwin who have rounded out the volunteer team visiting the members that have not yet voted.
 - ii. VP Bryant summarized the approach taken by the visitors to ensure that the members were aware of the vote, provide a paper ballot, answer any questions or concerns, point out methods of submitting their vote (USPS, scanning or physical drop off).



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- iii. VP Bryant commented that responses varied from no answer, to “no thank you” to “thank you so much for the summary”. Bryant further noted that any members who expressed no interest in voting were not visited again for this vote.
- iv. Last day for Paper ballot voting is 14 September
- d. Steve Foster requested to speak on the agenda item for CC&Rs. Steve made several comments. First, Steve requested that an agenda item be added to next month’s meeting to begin revising the CCRs specific to the voting requirement for changes to the annual assessment. Second, Steve expressed frustration that in the March Board of Directors meeting the Board of Directors had not corrected Steve when he had directly addressed Robert Deal’s concerns on the proposed CCR paragraph dealing with annual assessment voting requirements. Steve commented that he had reviewed all the meeting minutes and stated that there was no mention of the annual assessment voting requirements in any of the documented minutes. Steve later went on to conjecture that perhaps there was confusion between the legal recommendations and the Board that had resulted in the perceived deception that had occurred at the March meeting.
- e. President Wilhite responded to the specific request to add an agenda item to October Board of Director’s meeting by stating that the October board meeting was already going to exceed the normal timelines. President Wilhite explained further that until the decision of adopting or not adopting the CCRs is confirmed with an independent count of the votes in the October meeting it would not be appropriate to discuss revisions of the CCRs until they are actually adopted and recorded
- f. Tim Crannell asked if anything could be done about the length of time trash and recycle containers are left at the roadside. President Wilhite informed the meeting attendees that Florida law had prohibited HOAs from requiring trash container retrieval within a specified amount of time. Tim asked if the HOA could send a letter reminding members of the safety and aesthetic impact of extended periods with the containers on the roadside. President Wilhite said that the HOA can send such a letter.
- g. Prior to the end of the meeting President Wilhite asked if there was any other business from the members at which point VP Bryant commented that she took exception to Steve Foster’s comments which she perceived as implying the board had acted in bad faith and suggested that Steve Foster review the meeting minutes. Both Steve and Robert stated the discussion about annual assessment voting requirements were not in the March meeting minutes. Robert Deal went on to explain that VP Bryant had even read to him language from an unrelated paragraph. VP Bryant noted that



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communication is frequently imperfect and requested that the members consider that trying to record the minutes while also participating in discussions is an inherently difficult task and miscommunications can happen. President Wilhite reminded attendees that this board and specifically the documents revision committee had taken great care to keep protection of its members at the forefront of their minds when composing the proposed CCRs. President Wilhite further stated that if the proposed CCRs are adopted any revisions can be considered and would be voted upon by all the members. President Wilhite closed further comments on this subject and proceeded with the agenda items.

VIII. Committee Update

- a. Events Committee – No update
- b. Welcoming Committee – No update
- c. Design Review Committee – A member has submitted a plan for expansion on their current residence. A detailed plan was reviewed and approved by the DRC.
- d. Governing Document Committee – No additional updates

IX. Adjournment

Meeting adjourned at 10:36 a.m. Next meeting will be a Board of Directors meeting at the Long Lake Recreation Area pavilion on the first Saturday on October 4 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.