



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

January 4, 2025

SPECIAL JOINT MEETING MINUTES

A special joint meeting of the Board of Directors and the membership of Windover Farms Community Association was convened on January 4, 2025 pursuant to the requirements of Paragraph 8 of the Association By-laws and Article IX of the Articles of Incorporation with the limited purpose of considering adoption of amendments to the By-Laws.

I. Call to Order - the meeting was called to order at the Long Lake Recreation Area at 10:05 AM by the Association President, Randy Wilhite

II. Roll Call - Secretary Alderfer called the roll of the Board members in attendance. All five members of the Board were present. There were 45 lot owners in attendance either in person or by limited proxy.

III. Procedural announcements - President Wilhite announced the basis for the meeting, explained that the required notices to members had been sent out on December 10, 2024, that the full text of the amendments to the by-laws had been provided to each member through either e-mail or via USPS first class mail, and that there was no requirement for a quorum of members contained in Paragraph 8 of the By-laws for this special joint meeting.

IV. Ballots - ballots were distributed with one ballot for each lot.

V. Open Floor Comments - President explained that each member had three minutes to make comments on the proposed new By-laws. There were no comments.

VI. Board Member Vote - the Board members voted by a show of hands. The vote was unanimous in favor of adopting the amendments to the By-laws.

VII. Member Vote - the members then voted by written ballot on the amendments. The ballots and submitted proxies were tallied independently by Vice President Bryant and Secretary Alderfer. Their independent tallies agreed that there were 39 members in favor of adopting the amended By-Laws and six members opposed.

VIII. Results - President Wilhite announced that since the required threshold of a majority vote by the members in attendance or by proxy, and four of the five Board members had been exceeded, the amendments to the By-Laws had been approved and were adopted.

IX. Adjournment - the meeting adjourned at 10:25 AM.