



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

Meeting Minutes

8_02_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, 4 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 physical signs were posted along the north entrance of Windover Way and 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 complaint about a member's fence project. The president contacted both the complainant and the fence project lot owner. A county permit is required for the extent of the fence revision. The DRC chairman worked with the member to provide go forward options. An updated project plan will be submitted to the DRC.
- b. Received a question from prospective purchaser of a vacant lot asking if he could open an RV park. Responded No, CC&Rs specify that all lots are residential only and county zoning ordinance prohibit an RV park in residential zoned areas. Purchaser responded with thank you.
- c. Received anonymous complaint on the upkeep of a member's yard and house debris left at the road. The lot owner's court appointed guardian was contacted and has taken actions to rectify the situation. A neighbor has volunteered to assist in lawn maintenance – thank you for stepping in to help.

VI. Treasurer's report

- a. Expenses paid from January through June total \$26,000
- b. 4 lots have not yet paid annual assessments. Lien process has been put in place.



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- c. There have been 14 properties selling throughout Windover Farms which generate estoppel proceeds.
- d. Evaluating on line payment capability through bank. Appointment with the bank will inform the HOA on costs that may apply to online payments.
- e. Preparing invoices and 2026 budgets.
- f. Account levels - \$9,789 in checking, \$49,820 in money market

VII. Secretary's Report

- a. The HOA website has received 13,402 hits and 521 unique visits
- b. The update of the reservation system is inwork to simplify the reservation process and improve the approval / communication to the members.

VIII. Discussions and Votes

- a. Discussions on action needed for modifications without HOA approval. The current situation is a property that has added a fence without receiving approval from the HOA DRC. The board recommendation was to send a letter to the owner specifying the steps to rectify the situation by submitting a site plan for the DRC to review.
- b. Report on vote status.
 - i. Current vote totals - 197 votes Yes, 49 votes No. **264** votes required to approve the proposed CC&R
 - ii. There are **395** eligible votes calculated as follows: 402 total lot votes less 6 lots under lien and 1 lot under court appointed guardian. Therefore, **264** votes are required for 2/3 member approval vote.
 - iii. There are currently 101 lots not voted – 19 of which are out of state or corporation
- c. Discussion on voting period extension. The board discussed the merits of extending the voting period for 30 days maximum to allow contact of the members with votes not yet returned. The board voted to extend the voting period for 30 days maximum. The vote would close on September 14, 2025 at which point the annual budget will need to be finalized based on the member approved annual assessment.
- d. Discussion on general membership meeting coming on February 7, 2026 and election committee recommendations. President Wilhite will prepare the necessary elements to accompany the annual budget in the General Meeting notice to include a request for Board member nominees.

IX. Committee Update

- a. Events Committee – No update
- b. Welcoming Committee – No update



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- c. Design Review Committee – A member has requested an exception to allow a street facing garage. A detailed plan is being prepared for DRC review.
 - d. Governing Document Committee – No additional updates
- X. Adjournment**

Meeting adjourned at 11:24 a.m. Next meeting will be a Board of Directors meeting at the Long Lake Recreation Area pavilion on the first Saturday in September 6 at 10:00.