

# WINDOVER WHISPERS

FEBRUARY/MARCH 2020  
VOLUME No1  
ISSUE No. 2

**Home of 94.1 FM**  
[www.941fm.net](http://www.941fm.net)

## Office Hours:

M-F, 10:00 to 3:00

## Website:

[www.windoverfarms.com](http://www.windoverfarms.com)

## Email:

[windoverfarms@cfl.rr.com](mailto:windoverfarms@cfl.rr.com)

**Phone:** (321) 259-2216

**Fax:** (321) 259-0552

## • Board of Directors

Meets the 1<sup>st</sup> Wednesday of  
each month.

(check for changes)

## • ARC

Meets the 3<sup>rd</sup> Tuesday of  
each month.

(check for changes)

## Main Office:

Our long-time Office Manager, Tannis Blamer, has decided to retire. We are all going to miss her friendly presence when visiting the Windover Farms office, and all the help she was able to provide to so many of us over her years of service.

The Board of Directors hopes to have this Office Manager position filled as soon as possible. Until the new hiring is completed, the office will be open on Tuesday, Wednesday and Friday from 10:00 am – 3:00 pm.

## Crime Watch:

It has been reported that a vagrancy situation recently occurred in Windover Farms. If you see or suspect any suspicious activity, please report it to the Brevard County Sheriff at (321) 633-2123 or 911. Law enforcement cannot do anything to put a stop to these actions without a description and/or license plate number.

## Architectural Review:

If you plan to do anything to the outside of your home, you must first check to see if you need to complete an ARC application for that project. In addition to any changes to your home's exterior, this requirement also includes your landscape and the overall topography of your lot. If you are going to remove landscaping or change the topography of your lot, you probably need ARC permission. But if you are planting new trees, shrubs or flowers, you most likely will not need approval.

The Board would like to thank all of you that maintain your properties according to our deed restrictions and covenants. It is by adhering to these important restrictions that helps keep our community first-rate. Being considerate and doing everything you can to keep up appearances helps to maintain the value of all our properties.

## Board of Directors:

At the Annual General Membership Meeting in January, the following members were selected to the Board of Directors for 2020:

President: Doug Berry

Secretary: Candy Elkins

Vice President: James Flint

Director: Shawn Gabel

Treasurer: Rich Folio

Alternate: Sharon Savastio

## Windover Farms Annual Garage Sale:

Will be held on Saturday, April 18<sup>th</sup> from 8 am – 12 noon. If you are going to participate, please stop by the main office and register prior to Wednesday, April 15<sup>th</sup>. The registration fee is \$5 and provides you with a participation flag to put on your mailbox and puts your location on the community map which will be available to shoppers at the main entrance.

## **CLASSIFIED**

### **REMODELING THE KITCHEN OR BATH?**

Consider **DONATING** used, but useable cabinets, fixtures or appliances to **HABITAT** for **HUMANITY's "Restore"**, to be resold with profits going toward building homes for qualified low income local families free pickup and haul away. Call Anna Terry, at 321-728-4009 ext. 107 or [anna@brevardhabitat.com](mailto:anna@brevardhabitat.com)

**PET SITTER** – Windover resident will give loving care for your pet/pets while you are away. Call Cheryl at 321-720-5916

**PC COMPUTER – REPAIRS**  
Reasonable rates. Any MS Window version. Virus Scan, add-ons and upgrade. Re-install, backup, data recovery and router. On-site and off-site. Call TJ 574-5900

**BABYSITTING, HOUSE SITTING, PET SITTING SERVICES:** Responsible teen available for sitting services. Available anytime. Text Bethany @ 321-505-5916

**EXPERIENCED TUTOR,** Former Resident, Grades K-6, all subjects, writing assignments for all levels. Reasonable rates. No contracts, Ask about incentive feature that saves you \$. Call Ray at 321-806-4129

**Deadline for placing a classified or advertisement in the Whispers Newsletter is the 15<sup>th</sup> of each month.**

#### **Disclaimer**

Windover Farms of Melbourne HOA cannot and does not investigate the legitimacy, validity, legality of any business or service listed, and expressly disclaims any responsibility or liability arising out of or relating to any business or service listed including, 1)the legality of the ad or offer, 2)the performance or conduct of the advertiser or merchant, 3) any damages or injury that may result from the ad or offer listed. Windover Farms of Melbourne HOA assumes no liability with regard to its advertisers for misprints or failure to place advertising in this publication except for the actual cost of such advertising. The Board of Directors has the right to refuse to run any ads that it deems not appropriate.

## **Who's who in Windover Farms?**

### **Board of Directors**

#### **President**

Doug Berry

#### **Vice President**

James Flint

#### **Treasurer**

Rich Folio

#### **Secretary**

Candice Elkins

#### **Director**

Shawn Gabel

#### **Alternate Director**

Sharon Savastio

### **Community Assoc. Manager**

#### **Office Assistant**

Diane Stahl

#### **Maintenance**

John Holman

### **Committees**

#### **Architectural Review Committee**

Tom Brandon

Gina Rapisardi

John Genuise, Jr.

Doug Berry

Sharon Savastio

Candy Elkins

#### **Crime Watch**

#### **Landscape**

Michelle McNany

#### **Social Committee**

Volunteer needed

### **Important Numbers**

**Animal Control:** 633-2024

**Hospital Florida Wildlife:**

254-8843

**Sheriff - Non-emergency:** 633-2123

**Storm Water Utility:** 633-2014

**Utilities - City of Melbourne:**

953-6216

**Waste Management** 723-4455

## **BREVARD COUNTY SCHOOL BOARD**

District 1: Misty Belford 591-9387

[haggard-belford.mist@brevardschools.org](mailto:haggard-belford.mist@brevardschools.org)

District 2: Cheryl McDougall 987-6382

[McDougall.Cheryl@brevardschools.org](mailto:McDougall.Cheryl@brevardschools.org)

District 3: Tina Descovich 848-5478

[descovich.tina@brevardschools.org](mailto:descovich.tina@brevardschools.org)

**District 4:** Matt Susin 684-9735

[susin.matthew@brevardschools.org](mailto:susin.matthew@brevardschools.org)

District 5: Katye Campbell

[Campbell.Katye@brevardschools.org](mailto:Campbell.Katye@brevardschools.org)

### **SCHOOLS**

Longleaf Elementary 242-4700

Johnson Middle Sch. 242-6430

Eau Gallie High Sch. 242-6400

Viera High School 242-6474

Eastern College 632-1111

English as Second Language –

Brevard County 633-1000 ext 302

### **COUNTY COMMISSIONERS**

#### **District I – Rita Pritchett**

400 South Street, Suite 1-A

Titusville, FL 32780

321-264-6750 321-264-6751(fax)

[d1.commissioner@brevardcountny.us](mailto:d1.commissioner@brevardcountny.us)

#### **District II - Bryan Lober**

2575 n. Courtenay Parkway

Merritt Island, FL 32953

321-454-6601 321-454-6602

[d2.commissioner@brevardcounty.us](mailto:d2.commissioner@brevardcounty.us)

#### **District III – John Tobia**

1311 E. New Haven Ave.

Melbourne, FL 32901

952-6300 952-6340(fax)

[d3.commissioner@brevardcounty.us](mailto:d3.commissioner@brevardcounty.us)

#### **District IV – Curt Smith**

2725 Judge Fran Jamieson Way

Building C

Viera, FL 32940

633-2044 633-2121(fax)

[d4.commissioner@brevardcounty.us](mailto:d4.commissioner@brevardcounty.us)

#### **District V – Kristine Isnardi**

1515 Sarno Rd., Building B

Melbourne, FL 32935

[d5.commissioner@brevardcounty.us](mailto:d5.commissioner@brevardcounty.us)

## Help us Keep our Annual Dues Reasonable

It has always been the goal of the Windover Farms Board of Directors to keep our annual dues low, with only small incremental adjustments over the years. However, within the next year or two, those incremental adjustments will trigger a clause in our documents that will affect the way the Association is required to collect.

According to our Articles of Incorporation, when our annual dues reach the amount of \$300, Association dues will need to be paid in monthly increments. Please read the relevant article below:

Part III HOMEOWNERS ASSOCIATION, Section 2 Establishment of Homeowners Association

‘One-twelfth (1/12) of the annual assessment shall be due and payable in advance to the Association on the first day of each month regardless of whether or not members are sent notice thereof. Provided, however, that if the total annual assessment is less than Three Hundred (\$300.00) Dollars, the Association may collect the assessment, in the sole discretion of the Board of Directors of the Association, in one annual payment and for up to one year in advance.’

### What does this mean for you?

- Once the annual dues reach \$300.00, the Association will be required to bill monthly, rather than annually.
- As a result, an outside accounting company will be needed to collect the monthly dues, leading to a substantial increase to cover the cost which will inevitably have to be added to the annual HOA. This could result in annual HOA dues in \$500-600 range if we must comply with monthly payments as currently mandated.
- In addition, monthly fees may be added if residents are late, or if their payment method is denied.
- While there is currently no plan to raise association dues, the Board feels that this change is required to prevent any large increases within the coming years.

### How do we fix this?

A special vote will be held within the year to change our documents to allow the **ANNUAL PAYMENT** system to continue past the \$300/yr threshold. Approval of at least 2/3rds of our members is required. Since there are 747 member owned lots within Windover Farms, we will need a minimum of 498 to vote in favor.

Everyone is welcome to attend the monthly board meetings with any questions. Information on when the voting will take place will be mailed out along with your proxy in the coming months.

Thank you

The Windover Farms Board of Directors

#### **Reminder:**

Please make sure that your HOA Dues have been paid for 2020. Thank you. If you haven't paid yet, a late payment penalty will be applied.