

# WINDOVER WHISPERS

Windover  
Farms of  
Melbourne  
2224 Windover Way Melbourne, FL 32909

**JULY 2020**  
VOLUME No. 1  
ISSUE No. 6

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

**Office Hours:**  
M-F, 10:00am to 3:00pm  
**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



The Windover Farms of Melbourne Office will be closed Friday, July 3rd in observance of Independence Day. We will re-open Monday, July 6th at 10 AM. Please have a safe and wonderful holiday weekend!

## 2020 Dues Vote

The Windover Farms Board of Directors has done an exceptional job of keeping our annual dues at very reasonable rate with only small incremental adjustment over the years. We do anticipate the need to raise the dues in a small amount in the 2020 or 2021 year and this may trigger a clause in our documents that will affect the way you pay your annual dues.

According to our Articles of Incorporation, Part III HOMEOWNERS ASSOCIATION, Section 2 Establishment of Homeowners Association, when our annual dues reach the amount of \$300, they will need to be paid in monthly increments.

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 hit \$300 you will no longer be able to pay your dues once a year.
- An outside accounting company will need to be hired to collect the monthly dues, leading to a substantial increase vs a reasonable one.
- Monthly fee may be added if you are late or your payment method is denied.

## How do we fix this?

We will need to hold a special vote summer 2020 to change our documents to allow a once a year payment, regardless of the amount of the annual dues. We will need 2/3 of the Windover members to vote for this to change it. There are 742 member owned lots within Windover Farms, 2/3 is 494 of them.

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. We are including a Resident Information Form with the newsletter this month in the event you need to update your email address and phone number with the Office.

*Thank you*

*The Windover Farms Board of Directors*

## Classified Ads

Airsoft rifle and pistol: Electric Crosman Pulse R72 Rifle FPS-325 Airsoft Gun, pistol w/holder and Air Soft BB's. \$50 for all. Guardian Adult Walker: Used a few days after knee surgery and is adjustable. \$25. Taylor Ridgeline Wood Flooring Adhesive: 4 gallon bucket, new. Coverage: 20-70 sq/ gal. \$90. Tigerwood Natural Solid Wood Stair Nose T-Moulding: In original package. Size 2-in x 78. Selling two pieces for \$60. **Please call 321-266-4808 for all items on sale.**



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**CONTACT FOR FREE ESTIMATES**

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EMAIL: DENNYBROS2020@GMAIL.COM

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**Oak Crest ROOFING**

Porfirio Laboy  
PROJECT MANAGER  
porfiriolaboy@roofally.com  
mobile 352-262-5185  
office 321-206-1145  
oakcrest.com

1220 Prospect Ave., Suite #203  
Melbourne, FL 32901

FL Licenses: CC0330407 / CBC048994

**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 regarding 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 inappropriate.

## 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

#### Office Manager

Carla Brown

#### Office Assistant

Diane Stahl

#### Maintenance

John Holman

### Committees

#### Architectural Review Committee

Sharon Savastio Candice Elkins

Gina Rapisardi Tom Brandon

John Genuise, Jr. Doug Berry

#### Landscape

Michelle McNany

#### Social Committee

#### Volunteer needed

## Community Information

### 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@brevardcounty.us](mailto:d1.commissioner@brevardcounty.us)

District II - Bryan Lober

2575 N Courtenay Parkway

Meritt 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)



## Safety and Compliance



The weir between Sparrow Hawk Road and Windover Way has been undergoing repairs and we are finding that there are residents walking and playing in this area. This is a hazardous area and we ask that you please avoid using this area until the construction is completed.

The Board of Directors has received numerous complaints from Windover residents of yard waste being burned in the community. After much consideration, the Board has unanimously agreed that the burning of yard waste creates a nuisance per our documents, Article VII Restrictions, Section 10 page 17-Nuisances which states "Nothing shall be done or maintained on any Lot which may be or become an annoyance or nuisance to the neighborhood. In the event of a dispute or question as to what may be or become a nuisance, such dispute or question shall be submitted to the Board of Directors of the Association, which shall render a decision in writing, which decision shall be dispositive of such dispute or question." Waste Management currently picks up yard waste on Monday and you can call 321-723-4455 for an additional pickup, if needed. Please let this serve as notification from the HOA Board of Directors that yard waste burning is not permitted in Windover Farms of Melbourne.

Our lakes are so beautiful here but did you know that they have alligators and poisonous snakes in them?? The office has received reports of kids jumping into the water from the dock! There are warning signs posted letting everyone know that swimming is NOT permitted and gators are present. Pay Attention to these signs!!! The waterways are for catch and release fishing NOT diving and swimming.

Living here surrounded by the Wildlife Sanctuary, there are a lot of invasive plants and they tend to get overgrown and quickly. You do not need ARC approval to remove Pepper Trees and Palm Trees but you DO need approval to remove the stumps. When you see that the

invasive plants on your lot are becoming overgrown and encroaching on your neighbor's lot, be neighborly and take of it! If you are in close proximity to your neighbor and sharing a space, be mindful of what you're planting as well and remember, you are responsible for maintaining what you plant.

Who doesn't love basketball?? It is one of the most energizing sports out there, HOWEVER, the residents that have to hear it being played at 2AM don't share my enthusiasm! Aside of disturbing the peace and quiet of your Windover neighbors, you are in violation of the Brevard County Noise Ordinance Sec. 46-130. - Loud and raucous noise—Prohibited generally. We want you to enjoy the basketball court but NOT after 10 PM!!

Next are the most common compliance violations that are written. Thank you VERY much to the homeowners who have received our letters and corrected the violations in a timely manner!

Mold on driveways, roofs or homes: This violates Article V-Exterior Maintenance, Section 1 page 15 which states "to preserve the beauty, quality of the neighborhood, maintenance, including but not limited to, paint, repair, roof repair and replacement, gutters, downspouts, exterior building surfaces, and yard clean-up and/or maintenance."

Boat/Motor Vehicle Parking: This violates Article VII Restrictions, Section 4, page 16 & 17 B. which states "No vehicle shall be parked on public right-of-way or front or side yards, except in unusual circumstances or under very temporary conditions, e.g., a social gathering. No vehicle shall remain overnight in the road, right-of-way or front or side yards of any lot." If you have a boat or RV, it must be parked behind the back edge of the home. If you do not have the space to accommodate this rule, you must make other arrangements.

**Golf Carts Are Not Allowed In Windover Farms of Melbourne Per Brevard County!**



## THINKING OF SELLING YOUR HOME??

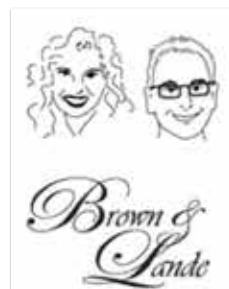
Let the **Brown & Lande Team** of Re/Max Aerospace Realty handle your **Most Valuable Investment!** For a **Complimentary Market analysis** of your home please call us today!  
321-768-3250

Results speak for themselves through our clients & here is what a couple of them had to say

*"I simply can't imagine a more competent, results oriented, residential real estate marketing team than Janet and Jason here in Florida. Extremely detail oriented in their approach from the initial meeting all the way through the closing of my home. I was really impressed how readily accessible they were through text, phone, and email even though Janet was still recovering from recent back surgery. Real estate transactions are in themselves complex with many emotional twist and turns, and more than once, the Brown & Lande team had to move us back on the track utilizing their judgement and experience. Highly recommend!" -Thomas K.*

*"Janet and Jason are one of the best real estate teams we have ever worked with. They know the area and Windover farms well. They did their homework and made sure that our house was priced right and positioned well to sell and not sit on the market for months. The Brown & Lande Team sold our house in 48 hours! Both Janet and Jason were very professional and provided open and honest communication. Janet and Jason were very communicative and always available all through the process. We would highly recommend Janet and Jason with the Brown & Lande team of Re/Max Aerospace Realty to anyone looking for a great Real Estate team that they can trust." -Lisa P.*

Brown & Lande  
Re/Max Aerospace Realty  
Over 21 Million SOLD in 2019  
Re/Max Aerospace Realty  
Office 321-768-3250  
[www.BrowncandLande.com](http://www.BrowncandLande.com)



### **ARC Info:**

ARC meetings are held the third Tuesday of the month at the Windover office at 7:30pm. Homeowners are encouraged to attend the meeting to answer questions the ARC may have. All forms must be filled out in full **and** submitted with the refundable deposit check. The fees for your specific project will be listed on the first page of the application. After the meeting the homeowner will be contacted via phone and email regarding the decision. Once you let us know that your project is complete, the Committee will perform the Inspection and then your refund will be processed. If you are interested in being on the Committee, please join us at the next meeting!

### **Windover Farms Radio Station:**



Volunteers are **urgently** needed to keep the radio station operational! Should you be interested in part time activity to support the station or interested in becoming a sponsor, please contact Carla Brown in the Windover office at 321-259-2216. No experience in broadcasting is needed, we will train. PC experience is a plus and sales experience is greatly needed.

### **Important Numbers**

**Sheriff - Non-emergency: 321-633-2123**

**Animal Control: 321-633-2024**

**Utilities - City of Melbourne: 321-953-6216**

**Waste Management : 321-723-4455**

**FWC-888-404-3922 or #FWC from Cell**

**Meals on Wheels needs your help!!** They are critically in need of drivers and if you are able to assist, please get in touch. The office is located at 3600 W. King Street, Suite 4, Cocoa, FL 32926 or call 321-639-8770. Help deliver the "Most Appreciated Meal in Brevard!"



### **Speed Problems**

Speeding in Windover seems to be a problem!! Windover Way is the equivalent of the Daytona Speedway and that is a DANGEROUS comparison!!! The difference between life and death for pedestrians struck by a vehicle is attributed to even modestly higher speeds. The impact's force on the human body is more than one-third greater at 35 mph than at 30 mph. Speeding is a contributing factor in about one-eighth of *all* crashes and in about one-third of all *fatal* crashes. Each one-mph reduction in average speeds translates roughly to a 5 percent reduction in vehicle crashes. The speed limit ranges between 25 and 30 MPH in the Community and we ask that you be mindful of this, especially now that the kids are home. Take your time...Obey The Limits!



*Board of Directors meets the 1st Wednesday of each month.*

*ARC meets the 3rd Tuesday of each month.*



***Sonic Concrete, Inc.  
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*SonicConcreteFL@aol.com***



# WINDOVER FARMS OF MELBOURNE

Homeowners Association, Inc.

## RESIDENT/OWNER INFORMATION FORM

Date: \_\_\_\_\_ Lot #: \_\_\_\_\_

Resident Name: \_\_\_\_\_

Name of second owner or person living in home with owner: \_\_\_\_\_

Are you the: Owner: \_\_\_\_\_ Renter: \_\_\_\_\_ Other(specify): \_\_\_\_\_

If you are renting, a copy of the lease for the office file is required

Rental Agent & phone number if other than owner: \_\_\_\_\_

Property Address: (Number & Street) \_\_\_\_\_

Home Phone: \_\_\_\_\_ Work Phone: \_\_\_\_\_

Alternate Phone 1: \_\_\_\_\_ Alternate Phone 2: \_\_\_\_\_

Email 1: \_\_\_\_\_

Email 2: \_\_\_\_\_

### **EMERGENCY CONTACTS (optional)**

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Alt. Phone: \_\_\_\_\_

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Alt. Phone: \_\_\_\_\_

For Internal Use Only:

Date Received: \_\_\_\_\_ By: \_\_\_\_\_ Date Entered: \_\_\_\_\_ By: \_\_\_\_\_

If Renter: Lease Agreement: \_\_\_\_\_

Owner proof of Ownership \_\_\_\_\_

**In order to update our records, please fill out this form and return to the office or dropped in the mail slot on the door. ALL INFORMATION IS KEPT STRICTLY CONFIDENTIAL.**


Thank you.

Windover Farms HOA  
4025 Windover Way  
Melbourne, FL 32934

PRSRT STD  
U.S. POSTAGE  
PAID  
COCOA, FL 32926  
PERMIT #297

# July 2020

Monday-Yard Waste, Tues/Friday-Household Waste, Friday-Recycling

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 BOD Meeting 7:00 PM	2	3 Office Closed	4 Independence Day 
5	6	7	8 Pavilion Res.	9	10	11
12	13	14	15	16 Pavilion Res.	17	18 Pavilion Res.
19	20	21 ARC MTG 7:30 PM	22 Pavilion Res.	23	24	25
26 Pavilion Res.	27	28	29	30	31	