

WINDOVER WHISPERS

DECEMBER 2020

Home of 94.1 FM
www.941fm.net

Office Hours:

M-F, 10:00 to 3:00

Website:

www.windoverfarms.com

Email:

windoverfarms@cfl.rr.com

Phone: (321) 259-2216

Fax: (321) 259-0552

• **Board of Directors**

Meets the 1st Wednesday
of each month.
(check for changes)

• **ARC**

Meets the 3rd Tuesday of
each month.
(check for changes)

Main Office:

Jeanie Gallegos is the Office Manager. The office is open on its regular schedule Monday through Friday from 10:00 am – 3:00 pm.

Political Signs

Since the voting and election is now completed, please remember to remove any political sign that you may have displayed for the November election. These signs were permitted to stay posted until the day after the election, November 5th. It should be mentioned that it is unfortunate that some homeowners reported vandalism or theft of their signs during the period leading up to the November 4th election.

ARC applications

If you plan to do anything to the exterior of your home or landscaping, check with the office to be sure that you are complying with the appropriate application. Even though you may have had your contractor do this for you, it should be understood that you, the homeowner, are ultimately responsible for compliance.

Annual Dues Reminder

Your annual dues of \$285 are due no later than January 1, 2021. If not received by January 10th, late fees and interest charges along with possible attorney fees are added. Invoices will be mailed to you during the 2nd week of December.

Board of Directors

According to Florida Statutes (720), an election for the Board of Directors for Windover Farms is not required unless more candidates are nominated than vacancies exist. This year there were just 3 candidates for the 3 positions. The 3 positions that were to become vacant for this year's members will be extended for another two years as if they were elected. While not having an election is not the norm, it does save the Association approximately \$1,000 that normally is required for postage and the printing of the ballots, bios, and proxies.

Even though an election is not required, it does not eliminate the need for the Annual Meeting. This year's Annual Meeting is scheduled to be held on the second Tuesday of January which is January 12th at 7:00 pm at the pavilion.

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

Experienced pet sitter will come to your home to care for your housebound pets while you are away. Cats, birds, ferrets, plant watering, dog walking, etc. 25 years Windover resident. Affordable and dependable, call Cheryl 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 15th 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

Who's who in Windover Farms?

Board of Directors

President - Doug Berry

Vice President - James Flint

Treasurer - Rich Folio

Secretary - Candy Elkins

Director - Shawn Gabel

Alt Director - Sharon Savastio

Office Manager - Jeanie Gallegos

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

CLASSIFIED

Thomasville King Size headboard - excellent condition; \$90 obo
Classic Black Leather Jacket, Size XL. Like new. \$75
Snow Ski Boots, Mens Size 12. Like new. \$75 321-266-4808

BREVARD COUNTY SCHOOL BOARD

District 1: Misty Belford 591-9387
haggard-belford.mist@brevardschools.org
District 2: Cheryl McDougall 987-6382
McDougall.Cheryl@brevardschools.org
District 3: Tina Descovich 848-5478
descovich.tina@brevardschools.org
District 4: Matt Susin 684-9735
susin.matthew@brevardschools.org
District 5: Katye Campbell
Campbell.Katye@brevardschools.org

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

District II – Bryan Lober

2575 n. Courtenay Parkway
Merritt Island, FL 32953
321-454-6601 321-454-6602
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

District IV – Curt Smith

2725 Judge Fran Jamieson Way
Building C

Viera, FL 32940

633-2044 633-2121(fax)

d4.commissioner@brevardcounty.us

District V – Kristine Isnardi

1515 Sarno Rd., Building B
Melbourne, FL 32935
d5.commissioner@brevardcounty.us

Basketball Court

As you may have noticed, there have been numerous occasions lately of vehicles leaving the pavilion area at night and digging ruts in the grass along Windover Way. Our video surveillance cameras show that these ruts have been caused by drivers upon leaving the basketball area. As a reminder, the basketball court is for the residents of Windover Farms and not for residents of other areas.

Mailbox maintenance

If you receive a notice from our Compliance officer stating that your mailbox or post needs attention, please take care of it. A small container of brown paint can be picked up **free of charge** at the office. White reflective numbers are available at hardware outlets such as True Value, Ace, Home Depot, and Lowes.

Violations of our Declarations and Fines

As some of you have already noticed, the Compliance Office is now sending out notices of non-compliance that the Windover Farms Board of Directors can issue fines for. If you receive a letter for non-compliance, please get it taken care of within the time period specified, usually 14 days. The ultimate goal of compliance is to maintain Windover Farms as a first class community and to abide by the Association's deed restrictions, which were acknowledged upon purchasing in Windover Farms.

The state of Florida has granted HOA's the power to fine and suspend rights as found in the Florida Statutes: Subsection 720.305 (2).

As such, the Board will begin to impose fines on violations specifically mentioned in our governing declarations. These fines will be in the amount of \$100 and can reach a maximum of \$1,000 if the violation is not remedied. Prior to a fine being levied, the homeowner will be given a period of time to correct the violation, but if not corrected, the fine will be imposed.

Should a homeowner wish to appeal the fine, a Fine Review Committee will review the alleged violation and make a final determination. Bear in mind that if a fine is levied, it has been directly associated with a listed violation in our declarations.

The documents explaining this entire process can be found on our website: www.windoverfarms.com and selecting the tab "Deed Restrictions". Please be sure that you know the deed restrictions of Windover Farms.

Holiday Decoration Contest

Please plan on attending the next meeting to discuss plans for the upcoming year and remember to vote for the home that you feel is the most festively decorated for the holiday (see enclosed form). The winner will receive a \$50 gift card.

Changes to the Vacation Rental/Resort Dwelling Ordinance of Brevard County

Currently the Board of County Commissioners is considering a major change to the current Brevard County ordinance addressing changes to the Vacation Rental/Resort Dwelling Ordinance. This ordinance has been in place for the past 15 years and protects communities such as Windover Farms of Melbourne from short term vacation rentals of 90 days or less. While Windover Farms documents prohibit rentals of any type for less than a period of one year, this proposed change would delete the current protection that County law currently provides and put the total responsibility (attorneys' fees and cost of litigation) of defending our community from these rentals solely on the property owners of Windover Farms.

The Board is urging every property owner in Windover Farms of Melbourne, to contact Brevard County Commissioners from districts 1, 2, 4, and 5 (addresses listed below) with emails that become part of the legal record, stating your opposition and concerns regarding the loss of the current protection provided from vacation rentals under the current ordinance and the impact that this major change would have on property values in Windover Farms.

We have only a short time frame to contact the Commissioners as they will be reviewing and voting on the proposed changes at two Board of Commissioners Meetings, December 8, 2020 at 5pm and December 22, 2020 at 9am.

Below, for your convenience, is a letter that you may use to email the Commissioners, or feel free to create an email of your own, expressing your concerns.

The current ordinance has provided protection to Windover Farms as well as other communities in the unincorporated areas of Brevard County since 2006. If this change is allowed, there will be no law to save our community from civil matters that result from this change and the cost both monetarily as well as the impact to our property values. As a resident of Windover Farms, your voice can make a difference, but only if you are heard.

Board of Directors,
Windover Farms of Melbourne

Email address for Commissioners

rita.pritchett@brevardfl.gov (Dist 1) bryan.lober@brevardfl.gov (Dist 2)
curt.smith@brevardfl.gov (Dist 4) kristine.isnardi@brevardfl.gov (Dist 5)

Sample Letter/Email for Resident to Send

Dear Commissioner _____ District ____

As a property owner in Windover Farms of Melbourne, (745 properties) I am urging you to keep the current ordinance addressing Vacation Rentals/Resort Dwelling Ordinance that has protected our homes and community since its adoption in 2006. Without this continued protection our community is at greater risk of having a vacation rental/resort dwelling next door to our homes and substantially impacting our property values.

Sincerely,

Name
Address



***Sonic Concrete, Inc.
Driveway Repair!
Slabs and Pads***

***Tired of that cracked and failing driveway?
Sonic Concrete replaces damaged driveways.***

We clean and repair damaged culverts.

We have been in business for 35 years.

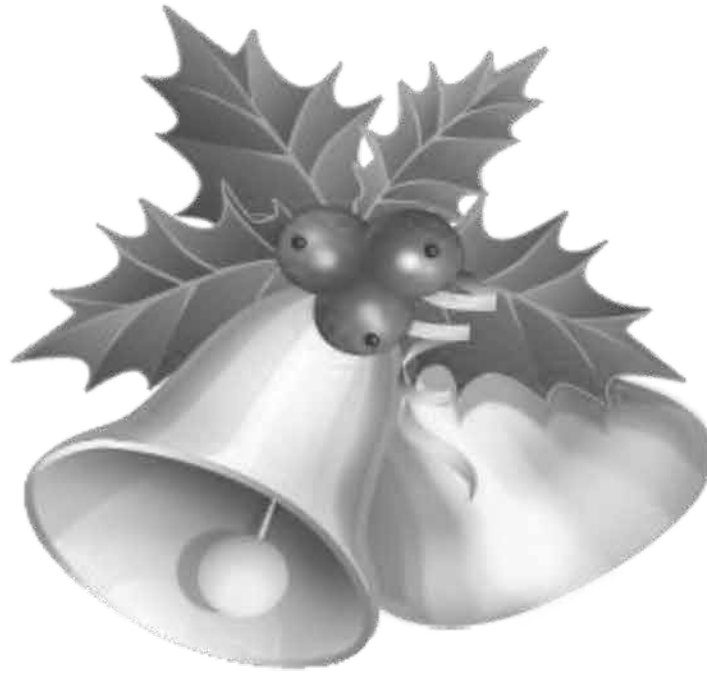
***For free estimates call
Bill Gray at 321-724-0773.***

***We have installed many driveways and house
foundations and they still look great.***

Our quality is easy to see.

***So if you're ready to have a beautiful and safe new
driveway, call us today.***

***www.SonicConcreteFL.net*
*SonicConcreteFL@aol.com***

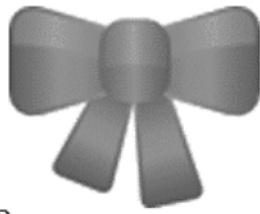


2020 HOLIDAY DECORATING CONTEST

We think the home, which is the most
festively decorated for the holidays, is
located at:

(Please print)

Deadline – Please write in the home address and submit the form
to the Windover Office by December 31st to be counted



Christmas Decorating

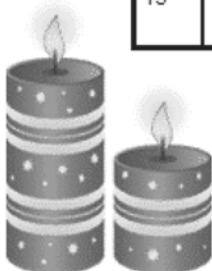
ACROSS

- 1. Used to wrap a present
- 4. Decoration for a banister
- 7. Striped and sweet
- 9. Used to open a walnut
- 10. Door decoration
- 11. Many times these are strung together
- 13. Glitter for the tree



DOWN

- 2. Decorative spheres
- 3. Another word for decorations
- 5. Christmas tree fruit
- 6. Might light the dinner table
- 7. Place where greetings are found
- 8. Hung by the chimney
- 12. Might be cedar, fir or pine



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10% OFF

up to \$250 with this ad.

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www.JohnsonAluminumProducts.com

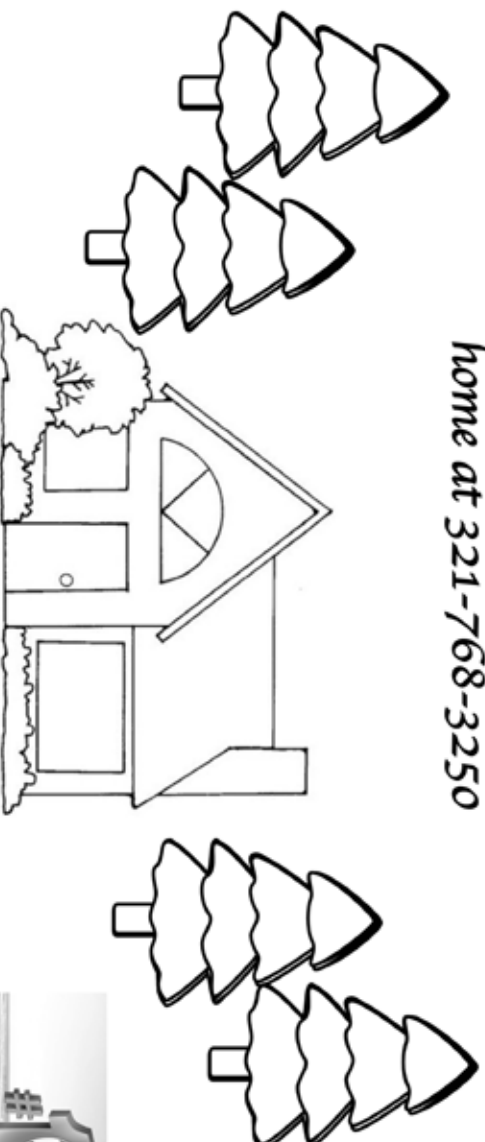
365 Stan Dr. #102, W. Melbourne, FL

LIC. & INS. CBC-1260648



Happy Holidays Windover Farms & have a Blessed New Year in 2021, from the Brown and Lande Team of Remax Aerospace Realty.

*Thinking of buying or selling your home in the upcoming New Year?
Call us today for a COMPLETMENTARY market analysis of your
home at 321-768-3250*



"Making a Difference One House At A Time"



JPC

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CONTACT FOR FREE ESTIMATES

PHONE: (901) 828-9741
EMAIL: DENNYBROS2020@GMAIL.COM

Enrollment Center

HEALTH INSURANCE & MEDICARE

\$0
Plan Premium
No Referrals

321-425-3060
Walk-ins Welcome

2850 Lake Washington Rd Suite 3 Melbourne FL, 32935

Florida Blue 

BlueMedicareSM Value PPO & Under 65 Plans Nosotras hablamos español

Windover Farms HOA
4025 Windover Way
Melbourne, FL 32934

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

December 2020

November '20							January '21						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
1	2	3	4	5	6	7						1	2
8	9	10	11	12	13	14	3	4	5	6	7	8	9
15	16	17	18	19	20	21	10	11	12	13	14	15	16
22	23	24	25	26	27	28	17	18	19	20	21	22	23
29	30						24	25	26	27	28	29	30
							31						

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
29	30	1	2 9:30-11:00 WF BOARD 7:00	3	4	5 4:-00-8:00
6 12:00-10:00	7	8	9 9:30-11:00	10 9:00-1:00	11	12 10:00-3:00
13 2:00-7:00	14	15 6:15-10:00 WF ARC 7:30	16 9:30-11:00	17	18	19 11:00-3:00
20	21	22 6:15-10:00	23 9:30-11:00	24 CHRISTMAS EVE	25 CHRISTMAS OFFICE CLOSED	26
27	28	29	30 9:30-11:00	31 NEW YEAR'S EVE	1	2
3	4	Notes				