

# WINDOVER WHISPERS

**FEBRUARY 2021**

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

## Office Hours:

M-F, 10:00 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

- **Pavilion reservations**
- **ARC Application**
- **Non-Compliance Issues**
- **HOA Dues**
- **Common area**
- **Ground keeping**

## • 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)

## Board of Directors

On January 12, 2021, new Board of Directors for year 2021 has been elected.

**President: James Flint**

**Vice President: Steve Benton**

**Treasure: Rich Folio**

**Secretary: Tom Brandon**

**Director: Sharon Savastio**

Welcome to Windover Farms of Melbourne!

It is my honor to serve as your Board of Director's president for 2021.

Residents of Windover Farms appreciate the rural atmosphere of our community, as it is something of an oasis near the center of town. With development trends favoring more densely populated planned-unit-developments, the larger lots featured in our neighborhood, as well as the unique home-sites, are becoming increasingly rare.

Our residents also enjoy unusually low association dues, which can be attributed in a very large part to the generosity of our residents who are willing volunteer their time.

Without a paid management company handling the day-to-day operations, we must rely on the efforts of our residents who are willing to contribute, along with our all-volunteer Architectural Review Committee, and our Board of Directors.

When my family moved to Windover Farms in 2018, we knew that it was important to attend the regular association meetings to stay connected, and to have a voice in decisions that are made about our community.

I have been truly inspired by the commitment of our volunteers, who have selflessly donated their time to undertake projects that benefit us all. I wish to thank all of our Board and ARC Members who have chosen to serve in the past, as well as those who continue to serve.

Many of our residents have also volunteered for individual projects, or have organized social events, and we have all benefited from the increased involvement.

For those that haven't had the opportunity, I would like to encourage you to engage with your Association. Have you seen an issue in the neighborhood that needs to be addressed, or a special project that you feel would enhance our community? Please attend our next Board meeting, and make your voice heard!

If you have any questions about your neighborhood Association, I encourage you all to join us at our next Board meeting. We meet at 7pm on the first Wednesday of each month, and are currently meeting outside to observe social distancing standards.

I look forward to seeing you then.

*James Flint*

President

Windover Farms of Melbourne Board of Directors

## **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)

**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 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

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

### **Board of Directors**

**President** - James Flint

**Vice President** – Steve Benton

**Treasurer** - Rich Folio

**Secretary** – Tom Brandon

**Director** - Sharon Savastio

**Office Manager** - Jeanie Gallegos

**Office Assistant** - TBA

**Maintenance** - John Holman

### **Committees**

**Architectural Review Committee**  
Candy Elkins      Doug Berry  
Sharon Savastio      John Genuise, Jr.  
Tom Brandon

**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** 723-445  
**Road and Bridge –** 255-4354

## **Annual Dues Reminder**

HOA annual dues of \$285 are due no January 1, 2021. If not received by January 10<sup>th</sup>, late fees of \$25.00 and interest charges along with possible attorney fees are added. If you have any question, please email [windoverfarms@cfl.rr.com](mailto:windoverfarms@cfl.rr.com)

## **CLASSIFIED**

### **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)

### **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)

# Holiday Decoration Contest

The winner of the Holiday Decoration Contest is 4333 Davidia Drive!

Mrs. Ann McCloud will receive a \$50 gift card.



## Who regulates open burning in Florida?

The Florida Department of Agriculture and Consumer Services (DACCS), Florida Forest Service (FFS) regulates the vast majority of open burning in Florida, most of which is associated with agricultural, silvicultural, land clearing, and prescribed fire operations. All open burning conducted under the authority of FFS requires an authorization from FFS prior to commencing any open burning activity. FFS will only authorize the burning of vegetative debris that was generated at the site of the open burn. FFS will not authorize the burning of vegetative debris that has been transported to an offsite burn area, except for storm-generated debris as provided in Section 403.7071, Florida Statutes (F.S.).

The Florida Department of Environmental Protection (DEP) is responsible for regulating air pollution related to open burning throughout the state. Regulations pertaining to open burning (outlined below) are primarily found in Chapters 62-256, 5I-2, and subsection 62-293.320(3) of the Florida Administrative Code (F.A.C.).

### *Residential Yard Waste*

Open burning of "yard waste" (defined as leaves, shrub trimmings, grass clippings, palm fronds, and brush) on residential premises of not more than two family units is allowed, provided that the below requirements in subsection 62-256.700(1), F.A.C., are met.

1. The yard waste must have been generated on the same premise as where it's being open burned.
2. The open burning must occur between the hours of 8:00 AM CST (9:00 AM EST) to one hour before sunset.
3. The open burning must be enclosed in a noncombustible container or be in a pile no greater than eight feet in diameter.
4. The location of the open burn must be set back at least 150 feet from any occupied building other than that of the landowner, 50 feet from any paved public roadway, and 25 feet from any wildlands, brush, or combustible structure.
5. The open burning must be attended with fire extinguishing equipment ready at all times.
6. Authorization from FFS is not required for burning of residential yard waste; however, it is recommended that you still contact FFS regarding burn conditions for the day(s) you plan to open burn.

## Reminder

**Mailbox numbers are available in Home Depot, ACE and other stores.**

**The paint for mailbox post is available in the HOA office, FREE for pick up.**

**No Boat/RV in the front yard or Driveway.**

**No Stakes in the swale next to the public road.**

## 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](http://www.windoverfarms.com) and selecting the tab "Deed Restrictions". Please be sure that you know the deed restrictions of Windover Farms.

### Top 10 Fineable violations:

1. Residential Use - No building/construction without ARC approval
2. No Temporary Buildings, trailers, sheds
3. Commercial vehicle parked outside of garage
4. Unlicensed or inoperative motor vehicle parked on roadway or lot
5. No vehicle or any other type of equipment shall be used for living, sleeping
6. No artificial grass, plants or other artificial vegetation
7. No sign without ARC approval (4 sq ft maximum)
8. Maximum 2 animals per lot unless approved by Board
9. No boarding up of house, unless during storm likely to cause damage
10. No change in topography unless approved by ARC

### 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.

### Windover Farms Needs You!

The Architectural Review Committee needs new members to help keep the community the beautiful home we all love. If you are interested in becoming an ARC member, please contact the office with your name, address/lot number and contact information and a current ARC member will reach out to you.

There is a meeting once a month on the third Tuesday of the month, and you will also be asked once or twice a month to do final inspections for homeowners who have finished their projects.



***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***

# ATTENTION BREVARD COUNTY REAL ESTATE SELLERS!

List & Sell Any Home Over \$350k  
for a low flat fee of only...

**\$6,995\***

For all of 2021, One of Brevard's most successful and experienced Real Estate Teams with over 500 sales totaling well over \$100 Million in volume since 2015 wants to help you keep more of your hard earned money!

\*Flat fee of \$6,995 is for the listing side only. In addition, our seller(s) must offer a minimum of 2% compensation of the sales price to the brokerage representing the buyer(s). All fees due only after successful closing. No charge up front and no risk or cancellation fees to list with us. Any sale under \$350k will be charged a 2% listing fee in addition to buyers brokerage compensation.



**321-804-1924**



DAVID & MARLY SIMMONS

BRAD & ALISHA FAIRMAN



## Solar | Attic Fans | Home Ventilation



- Improve Home Comfort
- Save on Energy Costs
- Improve Indoor Air Quality
- Increase Roof and AC System Life

Call Steve for FREE Consult

(321) 795-0289

[steve@solarsmartvents.com](mailto:steve@solarsmartvents.com)

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

*A FIRST CHOICE ROOFING, SPECIALIZES IN INSURANCE REPLACEMENT OF ROOFS, SIMPLIFIES THE COMPLEX WORLD OF INSURANCE CLAIMS, AND TAKES CARE OF ALL THE ROOFING DETAILS.*

- *HAVE INSTALLED OVER 680 ROOFS IN BREVARD COUNTY SINCE 2016 ACCORDING TO THE PERMITS ISSUED BY MELBOURNE, WEST MELBOURNE, ROCKLEDGE, AND PALM BAY AND ARE A CERTIFIED MASTER ELITE ROOFER BY GAF, THE LARGEST ROOFING MANUFACTURER IN NORTH AMERICA.*
- *NO OUT OF POCKET MONEY REQUIRED UNTIL ROOF IS INSTALLED AND FINAL INSPECTION COMPLETED BY YOU AND US.*
- *AT NO CHARGE, WE ISSUE 50 YEAR TRANSFERABLE WARRANTY THROUGH GAF.*

*CALL STUART AT 321-914-6133 FOR FREE INSPECTION*

License # CCC1328591

# **A First Choice Roofing**

**Stuart Kalstein**  
Commercial & Residential  
Storm Damage Specialists  
Free Inspections

13122 David Baker Road  
Riverview, FL 33579  
Office: 888-871-9626  
Cell: 321-914-6133  
sikalstein@gmail.com

**AFirstChoiceRoofing.com**

# Johnson Aluminum Products LLC

## ACCORDION HURRICANE SHUTTERS



Easy Open/Close  
Accordion Shutters

Why lift  
heavy panels?



Why take 8 hours to  
do a 30 minute job?

**Buy directly from the manufacturer.  
Please visit our factory.**

**Free Estimates! Avoid the rush, order early.**

## NEW SCREENED PATIOS



**RESCREENING**

# 321-956-3102

# 10% OFF

up to \$250 with this ad.

ONE COUPON PER ORDER/MUST BE PRESENTED AT TIME OF SALE

**[www.JohnsonAluminumProducts.com](http://www.JohnsonAluminumProducts.com)**

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

**LIC. & INS. CBC-1260648**



WOW! JUST LISTED AND UNDER CONTRACT IN HOURS!  
3424 HEARTWOOD LANE



This stunning home went under contract for TOP DOLLAR and we can do this for your home too!!

Thinking about selling your home? Let the Brown and Lande Team of Re/Max Aerospace Realty handle your MOST VALUABLE investment! Inventory is extremely low, making it the BEST TIME to sell!

For a COMPLIMENTARY market analysis, please call The Brown and Lande Team  
At 321-768-3250

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

You might be surprised to find out how much your home is worth in today's market!



“Making A Difference One House At A Time”

# JPC

JACOBS  
PRESSURE  
CLEANING

JACOBSPRESSURECLEANING@GMAIL.COM  
**321.610.4270**  
WWW.JPCPRESSURECLEANING.COM

Choose Us for all  
Your Commercial & Residential  
Exterior Cleaning Needs.  
Licensed & Insured

## WHY JPC?

- We're Timely
- Professional Equipment
- Well-trained Crews
- Nationally Recognized
- Reasonably Priced
- Veteran Owned

Go to [www.jacobspressurecleaning.com](http://www.jacobspressurecleaning.com)  
for a free instant quote!

Hassle Free Instant  
quotes 24/7!

Instant Quote



We clean it all!  
Building Exteriors  
Concrete & Pavers  
Pool Enclosures, Roofs  
Fencing, HOAs



DENNY BROS LAWN CARE  
HEDGE TRIMMING-LANDSCAPING-PRESSURE WASHING-ECT.

**CONTACT FOR FREE ESTIMATES**

PHONE: (407) 408-6869  
EMAIL: DENNYBROS2020@GMAIL.COM

# Commercial Real Estate Investment Services

---

- *Multifamily (Apartments)*
- *Industrial Property*
- *Retail Property*
- *Office Property*
- *Land for Development*

See our current listings online,  
or contact Windover resident  
**James Flint** today!



**SPERRY**  
—COMMERCIAL—  
GLOBAL AFFILIATES™  
FLINT BROKERS & ASSOCIATES

**FlintBrokers.com**

**321-252-9090**

Windover Farms HOA  
 4025 Windover Way  
 Melbourne, FL 32934

PRSR1 STD  
 U.S. POSTAGE  
 PAID  
 COCOA, FL 32926  
 PERMIT #297

# FEBRUARY 2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3 Lot # 150 9-1 pm	4 Lot # 489 1-3 pm	5	6 Lot # 650 12-5 pm
7	8 Lot # 489 1-3 pm	9 Lot # 190 6-9:30 pm	10 Lot # 430 9-1 pm	11 Lot # 696 4-7pm	12	13
14	15 Lot # 489 1-3 pm	16	17 Lot # 150 9-1 pm	18	19	20 Lot # 707 9-3 pm
21	22 Lot # 489 1-3 pm	23	24 Lot # 150 9-1 pm	25	26	27 Lot # 348 10-5 pm
28						
		<b>January 2021</b> Su M Tu W Th F Sa 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31		<b>March 2021</b> Su M Tu W Th F Sa 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31		