

WINDOVER WHISPERS

NOVEMBER 2022

Office Hours:

M-F, 10:00am to 3:00pm
(Some Fridays we close at 2pm)

Website:

www.windoverfarms.com

Email:

windoverfarms@cfl.rr.com

Phone: (321) 259-2216

HOA Meeting:

First Monday of Every
Month @ 6:30pm on
Pavilion (Check for
changes)

ARC

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

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October 17, 2022

Dear Homeowner,

You are invited to attend a general membership meeting to be held at the pavilion on November 7, 2022 @ 6:30 PM. The Board of Directors will be discussing the budget with the community and will be voting on the approval of the 2023 Annual Budget for the Windover Farms Homeowners Association.

A copy of the proposed 2023 Budget summary is enclosed for your information and review. The budget reflects the current expense of operations and general maintenance within the community. While the board has exercised significant oversight on the budget to keep expenses controlled, nominal increases in several expense categories will necessitate a 3.4% increase in the annual dues.

Specifically, the board saw increases in our Accounting and Labor expenses. For the Accounting expense, the board has adopted a remote service model with our accounting firm to improve overall HOA office efficiency and continuity for the payment of expenses, payroll, and collection of invoices due to the association. As for Labor expenses, the HOA is not immune to the pressures in the local labor market. Our labor rates, taxes and fees have grown commensurate with those pressures within our labor market.

Additionally, a small increase in the Reserve Requirements is needed to accommodate recent draws from the reserve specifically for the painting of the racquetball court exterior which was a planned expense covered in the reserve account.

To that end, the Windover Farms Homeowners Association Board of Directors intends to increase the dues \$10 to \$305.00 for fiscal year 2023.

The board sincerely hopes that you will continue to support its ongoing activities and programs facilitated by the attached budget. We welcome your attendance at the general meeting on Monday, November 7, 6:30 PM.

Sincerely,

Rich Folio
Treasurer

Candidates Needed for the 2023 Board of Directors:

If interested in running, put together a short bio of your qualifications and submit it to the Windover Farms Office by November 15, 2022. If you have any questions please call Danielle, at the Windover Farms Office 321-259-2216.

Annual Homeowner fees are due January 1st! Invoices will be mailed out the second week in December.

CLASSIFIED

Experienced Pet sitter: Will come to your home to care for your household pets while you're away. Cats, birds, ferrets, dogs, dog walking, plant watering etc. affordable and dependable 25 year Windover Resident call Cheryl 321-720-5916

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 Directors has the right to refuse to run any ads that it deems not appropriate.



Board of Directors

President – James Flint
Vice President – Sharon Savastio
Treasurer - Rich Folio
Secretary – Tom Brandon
Director – Mark Micale

Office Manager –
Danielle Beverly

Maintenance - John Holman

Committees

Architectural Review Committee
Doug Berry Chris Sorensen
Connie Kostyra Candice Elkins
Bill Means David Lighston
James Templeton

Social Committee –
Danielle Sherwin

Neighborhood Beautification Committee
Earlene Jackson Mary Micale
Maureen Arceneaux

Basketball Court Committee
Beth Courtney

Pickleball Committee
Griselda Allen, Jeri Keefe

Tennis
Bill Lutter, Coleen Brumley

Important Numbers

Animal Control: 633-2024
Hospital Fl. Wildlife: 254-8843
Sheriff Non-emergency: 633-2123
Storm Water Utility: 633-2014
City of Melbourne: 953-6216
Waste Management 723-4455
Solid Waste Management
264-5048
Road and Bridge – 255-4354

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: Jennifer Jenkins 271-9495
jenkins.jenniferd@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 Zonka
490 Centre Lake Drive Suite 175
Palm Bay, Florida 32907
253-6611 253-6620 (fax)
d5.commissioner@brevardcounty.us

Pavilion Rental form
<https://windoverfarms.com/arc-forms>

Changes, Updates and Reminders

Pavilion & Amenities Usage

As a reminder, The Recreational Common areas shall be operated and maintained by the Association for the use and benefit of Windover Farms property owners, subject to reasonable rules and regulations. The Racquetball court, Tennis court, and other amenities, *must be used for purposes intended only. All children must be accompanied by an adult, Windover Farms member, only, at all times during the use of the amenities. Guests are permitted; however, a Windover Farms property owner must be in attendance at all times.*

Use of the Pavilion & Playset

The pavilion is available for Windover Farms HOA, Inc. members' private parties or social gatherings, held by adult residents and their guests. Some restrictions apply to the use of the pavilion, for more specifics, please contact the association office.

An application to reserve the pavilion is required for any usage of 10 or more people. No more than 50 guests are permitted in the pavilion unless otherwise approved by Windover Farms HOA's Association Manager and/or Board of Directors. In addition, there is a refundable security deposit of \$50.00. ***Please note: a non-refundable fee of \$20.00 is needed for each bounce house and/or water slide. For gatherings greater than 75, a non-refundable deposit of \$150.00 is required.

For all events or social gatherings which include children, the children **MUST BE ACCOMPANIED** by their parent/ guardian, during the *entire* event or gathering. No function that includes children, shall be allowed use of the pavilion and/or sports facilities without 1 adult per 7 children. Adults must arrive first and leave last to ensure the safety of our residents and their children.

PARKING:

All cars must park in the parking lot next to the racquet ball courts and the office, in available parking spaces only, and not obstruct the use of the office during office hours, 10am-3pm, Mon-Fri. Additional parking is adjacent to the pavilion area, on the grass along the North side of Big Pine Road, from Windover Way to Mallard Drive, and on the west side of Mallard Drive, from Big Pine to the exercise trail (see Office Map for details).

Pavilion user must place "**No Parking**" signs along both sides of Windover Way from the entrance of Post Road to Shady Run Road and along the south side of Big Pine Road from the entrance to Mallard Drive. (**DO Not Park or block driveway to gatehouse**)

No parking along Windover Way.



Windover Farms Family, Pets Section:

To Windover Farms Family and furry friends,

According to the Brevard County Ordinance, **Chapter 14, Article II, Sec 14-36** all dogs "must be on a leash not to exceed six feet at maximum extension," this law also includes keeping pet cats safely leashed while outdoors. We all love our furry family members and want to keep them safe. One of the easiest ways to do this, is to keep them properly leashed while out for a walk or playtime. By keeping your animals safely leashed, you are helping to keep them from things like running after a wild animal, getting lost, injured from being in the street, in the path of traffic, or entering a neighbor's property. When out with your pet, please bring along bags to collect your pets' droppings. Do your part to keep your animal and all the pets within Windover Farms Family safe and under control by keeping them leashed. Please remember, only properly leashed dogs are allowed on Windover Farms community property. Thank you.

Changes, Updates and Reminders



**Golf Carts – Not Allowed
On the Roads, Right of Way,
Or Trails
In Windover Farms Community**

Brevard County, Florida, Code of Ordinances – Part II – Chapter 106 – TRAFFIC AND VEHICLES – ARTICLE III. GOLF CARTS - - Sec 106-73, Operation, (b) – Operation of a golf cart on any county road/street in the unincorporated area which the county has not designated for the use or operation of golf carts, as provided for herein, is prohibited (not allowed).

Windover Farms is not on the Brevard County designated list for the use or operation of golf carts. The county may in the future change this list to include Windover Farms as a designated area for use or operation of golf carts. Efforts have been taken to stop those violators who choose to overlook the County Ordinance.



Special Message:
BREVARD COUNTY

SHERIFF'S OFFICE

SHERIFF WAYNE IVEY

Please slow down and watch for children during the busy mornings and evenings. Windover Farms as a community, should adhere to all traffic laws. We work along side the Brevard County Sheriffs office to keep our community and children safe. If you notice speeding vehicles please notify the sheriff's office as needed. 321-253-6658.

“(a) The sheriff's office of each of the several counties of this state shall enforce all of the traffic laws of this state on all the streets and highways thereof and elsewhere throughout the county wherever the public has the right to travel by motor vehicle. In addition, the sheriff's office may be required by the county to enforce the traffic laws of this state on any private or limited access road or roads over which the county has jurisdiction pursuant to a written agreement entered into under s. 316.006(3).”

Sports Amenities Key Card Access System (Tennis, Racquetball, etc.)

As you may know, in the September 2022 Board Meeting, a new Amenities Key Card Access System was approved for replacement. Due to weather damage and technical issues, we are unable to provide new keys or reissue old keys, at this time. However, for existing card holders, a replacement card will be issued free of charge upon returning the old key, and new keys will be available for purchase of \$10.00 once the system is in place. We thank you for your patience and apologize for the inconvenience.

**Windover Farms of Melbourne
Board of Directors
2023 Annual Budget Proposal**

	Actual 12/31/2020	Actual 12/31/2021	Budget 2022	Actuals as of 9/30/2022	Proposed Budget 2023
LOT DUES ASSESSMENT	\$ 285	\$ 285	\$ 295		\$ 305
INCOME					
Dues	\$ 210,615	\$ 210,615	\$ 218,595	\$ 218,005	\$ 226,005
Miscellaneous Income	\$ 6,028	\$ 17,752	\$ 1,620	\$ 9,665	\$ 1,620
Gatehouse Rental	\$ 12,000	\$ 9,600	\$ 9,600	\$ 7,200	\$ 9,600
ARC Fees					
Key Fee	\$ 470	\$ 565	\$ 200	\$ 150	\$ 200
Interest	\$ 368	\$ 20	\$ 500	\$ 42	\$ 500
Commercial Advertising	\$ 1,320	\$ 4,625	\$ 835	\$ 1,860	\$ 835
Total	\$ 230,801	\$ 243,177	\$ 231,350	\$ 236,921	\$ 238,760
EXPENSE					
Accounting	\$ 950	\$ 2,475	\$ 1,700	\$ 400	\$ 3,300
Legal/Collections	\$ 10,310	\$ 6,152	\$ 12,000	\$ 4,887	\$ 12,000
Insurance - Liability & Property	\$ 21,919	\$ 25,152	\$ 24,600	\$ 12,643	\$ 24,600
Workers Compensation Insurance	\$ 1,391	\$ (1,408)	\$ 4,800	\$ 4,130	\$ 4,800
Social Committee/Volunteer App	\$ 194	\$ 3,065	\$ 5,000	\$ 2,217	\$ 5,000
Copy Machine	\$ 3,084	\$ 1,665	\$ 2,400	\$ 1,208	\$ 2,400
Newsletter/Mailings	\$ 5,612	\$ 7,336	\$ 5,000	\$ 4,577	\$ 5,000
Office Supplies	\$ 2,968	\$ 3,534	\$ 4,800	\$ 4,088	\$ 4,800
Security	\$ 704	\$ 872	\$ -	\$ 588	\$ -
Lakes/Surface Water	\$ 13,050	\$ 15,499	\$ 13,390	\$ 8,757	\$ 13,390
Grounds	\$ 32,274	\$ 36,604	\$ 36,500	\$ 44,944	\$ 36,500
3 Front Entrances	\$ -	\$ -	\$ -	\$ -	\$ -
Building/Structures	\$ 5,214	\$ 772	\$ 7,000	\$ 29,958	\$ 7,000
Office /Handyman Wages	\$ 49,713	\$ 54,325	\$ 78,600	\$ 50,905	\$ 72,600
Non-Payroll Labor	\$ 29,408	\$ 15,546	\$ -	\$ 7,097	\$ 12,500
Payroll Taxes	\$ 3,833	\$ 7,808	\$ 5,912	\$ 4,924	\$ 5,300
Licenses & Taxes	\$ 1,496	\$ 983	\$ 4,000	\$ 196	\$ 4,000
Utilities	\$ 6,374	\$ 6,386	\$ 6,000	\$ 5,972	\$ 6,400
Telephone/Fax/Internet/Website	\$ 2,596	\$ 2,171	\$ 2,050	\$ 1,524	\$ 2,050
Depreciation Expense	\$ -	\$ -	\$ -	\$ -	\$ -
Special Projects	\$ 2,000	\$ -	\$ 6,500	\$ -	\$ 5,188
Repair/Replacement Reserves	\$ 4,832	\$ 4,332	\$ 11,098	\$ -	\$ 11,932
TOTALS	\$ 197,922	\$ 193,269	\$ 231,350	\$ 189,014	\$ 238,760

Notes:

- 1) Unaudited results present in summary (Annual audit summary in HOA office).
- 2) Legal does not include judgements in Windover's favor, if any.
- 3) Income does not account for uncollectable dues.
- 4) 2 insurance premium payments remaining.
- 5) FY22 Includes: major repairs to Racketball Court Exterior, Entrance Lighting, Security System Updates.
- 6) Reserve transfers in Q4 not accounted for.



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Melbourne FL 32935

Eva: 321-266-2635
Lauren: 321-213-8866

Check us out!
  
RoachandVanWie.com



Let's Support One Another!
Help is often closer than WE think.

WINDOVER WHISPERS

is excited to announce that we are accepting advertisements for our upcoming community newsletters.

Please submit ads digitally as .jpg or .png files:

Standard Business Card (\$10)

1 / 4 page: size 4 inches across by 5 inches tall (\$18)

1 / 2 page: size 7.5 inches across by 5 inches tall (\$30)

Full page: size 7.5 inches across by 10 inches tall (\$60)

Email as an attachment to:

windoverfarms@cfl.rr.com

***If you need help setting up your ad,
please contact our office manager Danielle Beverly.**

SUBMISSION INFORMATION

Submission deadline for the "**Windover Whispers**" newsletter should be presented to the Homeowners Association Manager by the 15th of the month. When the 15th falls on a weekend or holiday, the submission is due by the end of the next regular workday. Our newsletter welcomes all newsletter related comments, ideas and submissions.

The editorial team consisting of the editor and board reserves the right to edit copy, including advertisements, as necessary prior to publishing. We also reserve the right to deny inappropriate advertising requests.



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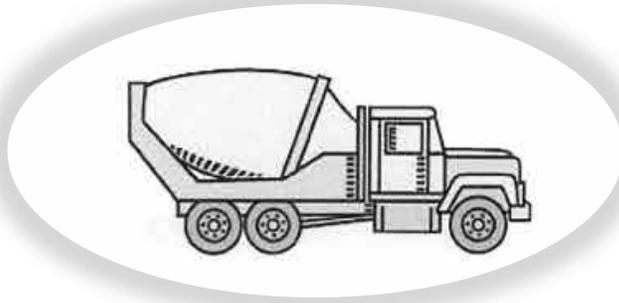
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See our current listings online,
or contact Windover resident
James Flint today!



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321-252-9090

Windover Farms HOA
 4025 Windover Way
 Melbourne, FL 32934

PRSR STD
 U.S. POSTAGE
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 PERMIT #297



*****ECRWSS**R001

S1 P1 1
 CURRENT RESIDENT
 3899 BEECHGROVE RD
 MELBOURNE, FL 32934-8543

November 2022



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
30	31	1	2	3 Reserved	4	5 Reserved
6	7	8	9	10	11	12 Fall Social
13 Reserved	14	15	16	17 Reserved	18 Reserved	19
20	21	22	23	24	25	26 Reserved
27	28	29	30	1	2	3
4	5	Notes				