



Community News

Volume 17, Issue 1

January 2007

To the homeowners of Windover Farms this is your invitation to the 2007 annual board meeting. The meeting will be held on Tuesday February 7th, 2007 at 7:00 p.m. at the Elks Lodge on SR 405. At this years annual meeting we will need to elect four new officers. Three officers will be elected to serve two year terms and one board member will be elected for a one year term. The agenda will be as follows:

- Call meeting to order
- Treasurer report
- Old business
- New business
- Open discussion
- Nominations
- Voting
- Close Meeting

Over the past two years this board has heard complaints about the lack of enforcement of the Covenants, Conditions, and Restrictions (CCRs). We have tried to enforce the CCRs with some success. We still have a small minority of homeowners in Windover Farms that feel the CCRs do not apply to them. There has been construction started that has never gone through the Design Review Committee (DRC) and changes to plans that were not resubmitted to the DRC. The board has tried notifying this small minority and asked for them to comply with the CCRs only to be threatened with law suits. The board agrees that some of the CCRs are old and out dated and the green book needs to be updated. Revision of the green book requires two thirds majority of the homeowners in the Windover Farms Homeowners Association. To accomplish this, the Board of Directors need your help

2006 Board of Directors

President

Eric Lake 383-8276

Vice-President

Ozzie Sultan 264-0707

Secretary/Treasurer

Assistant Treasurer

Danny Sharp

Board Member

Ron Smith 264-9096

John Cochran 267-0675

Volunteers Needed

Volunteers are needed to replace two Directors. If you can serve your community, please attend the annual meeting

We also need volunteers for:

- Design Review Committee
- Welcome Wagon
- Picnic
- Garage Sales
- Halloween Party
- Christmas Decorations Judging
- CCRs Enforcement Committee

Please sign the appropriate sheet at the meeting, or call one of the Board Members.

If you would like to see the Windover Farms green book updated, the Board of Directors needs a show of support and help acquiring the necessary votes and proxies. The Board of Directors also needs a show of support to back them in their efforts to help bring homeowners into compliance with the green book. The Board of Directors is asking that you the homeowners of Windover Farms come to the meeting and vote for the next board. If you can not attend please fill out your proxy statement and give it to a neighbor that may be coming or mail it in. If you are planning to attend please talk to your neighbors and try to collect their proxies. The board needs all the support of the homeowners it can get so we ask that you please come to the meeting or submit a proxy. If the future boards do not see a strong show of support it may be taken as a lack of interest in the continuation of a homeowners association for Windover Farms and a desire not to enforce any CCRs.

The Board of Directors of Windover Farms Community Association.

The Windover Farms Community Association

Has a web site at www.windoverfarms.org.

The CCRs (Green Book) can be viewed or downloaded from the WFCA website.

We need community input for our website.

If you can help or have suggestions, please call Glenn Seaton at 267-6459.

We all thank Glenn for his time and effort to maintain this website!

Christmas Decorating Contest Winners:

First Place: **John and Peggy Smith**
2889 Morning Dove Way

Second Place: **Shirley Skiles**
2856 Long Lake Drive

Third Place: **Robert & Peggy Padan**
2868 Long Lake

Honorable Mention:

Dale and Mary Polk
7483 Windover Way

Thomas and Andre Schaefer
7770 Windover Way

Ralph and Mary Johns
3421 Owl's Wood Way

Congratulations to all!

2007 Annual Meeting Notice and Proxy

The Windover Farms Community Association homeowners and lot owners Annual Meeting for 2007 will be held at the Elks Lodge at 2155 Columbia Blvd. Titusville on Tuesday, February 6, 2007 at 7:00 P.M. Four new members of the Board of Directors will be elected at this meeting. One Member will serve a one year term, three will members will serve a two year term. All membership dues must be paid up to date, including 2007, to vote at the meeting.

I hereby give this Proxy to vote on my behalf on all items at the above meeting to:

Member Voting

_____ Lot Number _____

Member Giving Proxy

Signed _____ Lot Number _____

I will accept the nomination for the Board of Directors. Signed _____

Date Issued _____

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WFCA, Inc. 2007 Budget Plan

Association Expense

Accounting	\$1,000.00
Admin Supplies & Newsletters & Misc.	\$1,200.00
Community Activities	\$200.00
Grounds & Maintenance	\$1,560.00
Insurance (Officers Liability)	\$910.00
Legal (Liens for non payment of dues)	\$150.00
Meetings	\$500.00
Taxes/Corporate Fees	<u>\$200.00</u>
Total Association Account	\$5,720.00
Estimated Association Income	\$10,065.00

Recreation Area Expenses

Accounting	\$2,000.00
Activities (Easter, Picnic& Halloween)	\$1,000.00
Insurance (Buildings and Liability)	\$11,200.00
Legal (Liens for non Payment of Dues)	\$300.00
Maintenance/Repairs/Grounds Upkeep	\$12,000.00
Misc. Expenses& Newsletters	\$400.00
Taxes	\$270.00
Utilities (Electricity & Water)	<u>\$1,800.00</u>
Total Recreation Area Account	\$28,970.00
Estimated Recreation Area Income	\$20,065.00

RECREATION AREA RESTROOM / RACQUETBALL COURT KEY POLICY

ELIGIBILITY

- Must be a member of the "Long Lake Recreation Area" with membership fees current.
- Keys will be issued at the pavilion office during Officers / Directors meetings and during scheduled Association functions.
- One key will be issued per lot. A \$5.00 fee will be charged for additional or replacement keys.

Call Gary Clifford at 264-3214

(Please call first - small children sleeping).
Name, address, and lot number are required in order to check out a key.

RECREATION AREA PAVILION UTILIZATION POLICY

All reservations shall be on a 1st come, 1st served basis.

ELIGIBILITY

- Must be a member of the "Long Lake Recreation Area" with membership fees current.
- Reservation is for the "pavilion only." This does not include the attached office utility.
- Member reserving the pavilion shall be responsible for the actions of their guests (non-members).
- Clean up of the pavilion is the responsibility of the member reserving the pavilion.
- Vehicles are not permitted inside the rail / pole fence separating the recreation area from the parking lot.

TO RESERVE

Call Susan White at 267-6543 (6 - 9 p.m. only, please). Name, address, and lot number are required for reservations.



Windover Farms Community
Association, Inc.
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