

**Windance Property Owners Association  
Bi-Monthly Meeting Minutes  
October 14, 2025**

The Board of Directors for the Windance Property Owners Association (WPOA) held its bi-monthly meeting on Tuesday, October 14, 2025, at the Windance Country Club.

The following board members were present: Dee Enroth, Jim Faust, Tyler Gentry, Ann Moran, Chris Ondatje, Paul Rhodes, Emily Thomas, and Bradley Walker.

Michael & Shari Curtiss, Thomas Clare, Tony Weeks, Patrick & Elaine Bowman, Suzie & Reuben Smith, and Michael Matheny were present from the community.

**CALL TO ORDER:**

Bradley Walker called the meeting to order at 6:32pm.

**QUESTIONS AND COMMENTS FROM THE COMMUNITY:**

Michael Curtiss expressed his concerns regarding the report he recently received from Great River Water Resources stating the water contained fluoride in it. Mr. Curtiss shared information from medical articles about a study showing how fluoride in drinking water can negatively influence a person's IQ by as much as 15 points and fluoride has been linked to developmental delays in children. Mr. Curtiss suggested we send a letter to Great River Water Resources asking them to cease and desist in putting fluoride in our drinking water. Mr. Curtiss also shared an example of a neighborhood in Florida who banned the use of fluoride in their drinking water, and it eventually led to the entire state of Florida making the same ban. Mr. Curtiss encouraged everyone that something must be done about the fluoride in the water.

Tyler Gentry said he would reach out to Great River himself and find out if fluoride is indeed in the water, and he will report back to the community.

Tony Weeks expressed that he has noticed there are two different colors of lights throughout the neighborhood, some are yellow and some are LED. He also expressed his concerns regarding a house across the street from his who stores construction equipment in their driveway. He also addressed some trees that hang from his neighbor's property onto his own.

Paul Rhodes told Tony who would make sure to address any covenant violations from Tony's neighbors, specifically, the one regarding the equipment in the driveway.

A brief discussion was had by the board and community members regarding state law and how Tony can cut down any tree branches that hang on his own property, without permission from his neighbor.

Another conversation was had about the continued efforts of the current board to have the covenants condensed into one, instead of based on what section of the neighborhood you live in. The community was reminded that no matter how much the board works to make changes to the current covenants, the biggest obstacle is the fact that 75% of homeowners (approximately 240 homeowners) must agree on the covenant changes based on a vote. Reuben Smith pointed out to everyone, as a 20+ year Windance resident, that the covenant changes have been in the works as long as he has lived here. It is a much harder process than anyone realizes.

Suzie Smith asked about the new neighborhood being built and if it would be considered part of Windance or not. She also expressed concerns about the current water company being able to maintain capacity for a large number of new homes.

Tyler Gentry stated he was told the new builds would be part of Windance, and the water company would be able to handle the addition of new homes.

Tony reminded everyone about the idea pitched at a previous WPOA meeting about changing from mulch to some sort of gravel or rock at the front entrance. Tony also commented on being able to compete for holiday yard of the month every year. Unlike most yard of the month honors, which a homeowner can only receive once every three years, holiday months were not supposed to count towards that rule. Mrs. Ann reminded Tony she had no recollection of that rule being passed by the board.

Thomas Clare expressed his concerns about cars continuing to park on the street during the middle of the night. He said the water in the neighborhood has ruined his clothes and his washing machine. He also asked about the need for the camera at the front of the neighborhood. He also continues to see underage children driving golf carts around the neighborhood.

Bradley reminded Mr. Clare that the board had no control over underage driving, and Mr. Clare would need to contact the Sheriff's Department about those concerns.

#### **SUMMARY AND APPROVAL OF AUGUST MINUTES:**

The August minutes were already approved by the WPOA board and were posted on the Windance POA website.

**TREASURY REPORT:**

The treasury report for September was approved by the board, and the detailed report will be posted to the website.

**LAKE COMMITTEE:**

Chris shared that Slade's Fish Hatchery stocked the lake with over 23,000 bait fish. The \$5000 lake budget was exhausted for the year.

**ARCHITECTURAL COMMITTEE:**

Jim had a request from Dave on the corner of Windward Cove to put in a shed in his backyard. The board decided that Dave would need to submit plans for the shed before approval of the structure could be made.

**COVENANTS COMMITTEE:**

Paul stated he is still trying to resolve some issues with homeowners who have broken down vehicles in their driveways. Paul encouraged all community members to reach out to him via Facebook or phone call/text if they see any concerns regarding covenants in our neighborhood.

**BEAUTIFICATION COMMITTEE:**

The September Yard of the Month was awarded to Scott and Dale Belham @ 12356 Windance Drive.

**NEWSLETTER/WEBSITE:**

Chris had nothing to report.

**SOCIAL COMMITTEE:**

Dee is getting ready to purchase candy for Halloween this year. It will be a huge night, since Halloween is on a Friday. The board agreed the candy budget for the night needed to be increased from prior years, so it was decided Dee would keep his candy budget at or under \$750.

Bradley shared he has the WPOA check donation for the reserve, which the board makes every year at Halloween time because they send a deputy out to patrol the neighborhood on the night of Halloween.

Bradley also shared Mark is not putting the fall decorations out at the front of the neighborhood until after Halloween, since we always have so many visitors from outside the neighborhood on the night of Halloween.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

Bradley pointed out how one member on the board works harder than the rest, the treasurer. He pointed out how when Mr. Hopkins was on the board, his secretary was paid to be the treasurer and keep the books for the neighborhood. Bradley recommended that we consider paying the next treasurer (who takes office in 2026) for their hard work and dedication to maintaining the finances for the WPOA. A motion was made and the board approved the future treasurer would be paid \$200 a month and would be reimbursed for all expenses during their tenure on the board.

Bradley also brought up the idea of board members not having to pay yearly WPOA dues. This would serve as an incentive for more homeowners to get involved on the board, and it would serve as a way of compensating board members for volunteering their time and service throughout the year. The board decided to table this discussion until the last meeting of the year in December.

The board will be planning more social events in 2026, including something special for the 4<sup>th</sup> of July, since American will be celebrating its Semi-quincentennial.

**MOTION TO ADJOURN:**

Bradley made a motion to adjourn the meeting at 7:27pm.

**TERMS OF BOARD MEMBERS:**

- Mike Maley, Ann Moran, Bradley Walker---January 2023-January 2026
- Dee Enroth, Jim Faust, Emily Thomas---January 2024-January 2027
- Tyler Gentry, Chris Ondatje, Paul Rhodes---January 2025-January 2028