

WATERFORD LAKES TRACT N-25A NEIGHBORHOOD ASSOCIATION, INC.

**CYPRESS ISLES
Board of Directors Meeting
March 21, 2006
Exit Real Estate
11555 Lake Underhill Road**

MINUTES

Present

Board members present: Dennis Horazak, Lee Blackwell, and Mike Kranz, Myron Davis and Ron Wiley. Rex Bowman, the community manager, was also present along with 2 (two) homeowners.

1. Call to Order
President Dennis Horazak called the meeting to order at 6:35 pm
2. Certify Quorum
All 5 Board members were present, thus establishing a quorum
3. Proof of Notice
Proof of notice was given
4. Opening remarks
 - a. Dennis presented the protocol for the meeting.
5. Approval was given for the agenda after new city information and Lot 114 discussion was added.
7. Approval of minutes
Minutes of the January 17, 2006 Board meeting were presented. A motion to accept the minutes was made by Ron Wiley seconded by Lee Blackwell and unanimously approved by the Board.
7. Financial report
 - a. Myron gave the Financial Report.
 - b. Myron reported he was still investigating pre-paid accounts.
 - c. Management was asked if they could track Attorney fees. Management agreed to investigate the possibility.
8. Committee Reports
ARC
 - a. Lee explained there had been 6 approvals since the last meeting.
 - b. Ron agreed to draft a letter to the 3 homeowners needing roof repairs. Management would send out those violation letters.

- c. Lee reported for the Entrance Refurbishment Committee. Electric contractor still had work to do but should be completed soon. Wall turned out to be a major job because of all the junk in the columns. Brick was very brittle causing mor problems than expected. Management reported no invoices had come in yet for the work. The Board wanted to give a special thanks to the homeowners at entrances that gave water and electric to the refurbish effort. The Board also noted the efforts of Scott and Claudia were outstanding and the community owed them a great debt.

Newsletter:

Dennis gave the newsletter report. The newsletter would be sent out in mid May.

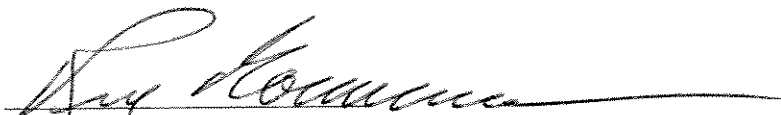
9. Unfinished Business had nothing to report

12. New Business

- a. Preparations for the 5-16-06 annual meeting were discussed.
- b. Draft proposals for driveway painting restrictions, street tree options, and buyer fee for purchase of a home in Cypress Isles was discussed. Several changes and modifications were discussed, and the versions attached to these minutes were tentatively agreed to. These three items will be voted on by the homeowners at the annual meeting. Proxies will be sent to every home.

13. The next meeting will be the Annual Meeting on May 16, 2006.

14. Adjournment – Motion to adjourn by Mike and seconded by Ron, unanimously passed.
The meeting was adjourned at 8:35 pm.



Minutes submitted by
Rex Bowman, Manager

[Refer to 9A] – Proposed wording of letter to homeowners:

Dear Homeowner ,

I know you are proud of your beautiful home in Cypress Isles and are aware that the appearance of the community affects our property values. It is for this reason we are contacting all owners whose roofs were repaired using shingles that do not match the rest of the roof.

We acknowledge that repairs made in the wake of the 2004 hurricane season were hampered by a limited selection of available shingle colors, and that repairing the roof quickly was more important than matching the colors. Now, however, we are asking homeowners with repaired roofs to consider replacing the non-matching shingles with matching shingles.

Please call or email me at the address below to let us know your intentions regarding the non-matching sections of your roof.

Thank you for your prompt attention and cooperation.

Rex Bowman, LCAM
Association Manager
Community Management Professionals
407-903-9969 ext. 114
email: Rex@community-mgmt.com

[Refer to 9D] – Recent Vandalism Incidents:

Jan. 20-21 (overnight) 13737 Crystal River Drive: Vehicle window was broken by a bb or pellet gun. Report filed with Sheriff.

732 Spring Island Way: Side-view mirror on passenger side of car (in driveway, mirror on garage side) shot out by bb or pellet gun. Report filed with Sheriff. (Sheriff mentioned that night that he found a cache of stolen bicycles that were dumped in the ditch between Cypress Isles and Bradford Lakes.)

March 6, 7:40 p.m. 13749 Crystal River Drive: Eggs pelted on the area above front door including the window above the door and the door itself. Incident Report #060652795 filed with Sheriff McCoy.

March 9, about 9:30 p.m., 13756 Crystal River Drive: Eggs thrown at garage door, dining room window, cars. Report filed with Sheriff.

March 9, somewhere on Spring Island Way: report of broken car window, cause not determined.

March 13-14 (overnight), 927 Spring Island Way: Owner's car and owner's sister's car vandalized with damage to driver door panel and fender. Rear windows of two neighbors' cars also broken. Report filed with Sheriff.

[Refer to 11B] – Proposed wording of non-binding opinion poll:

The ARC needs your opinion. The ARC is technically responsible for all property features that affect appearance, including driveways and street trees, but there are no clear guidelines that address these two areas. We are therefore conducting this informal, non-binding poll in order to get a sense of the will of the community. Please help us by answering the questions below.

Driveway Modifications [yes/no] - Should Cypress Isles adopt the policy that "All modifications to driveways, including but not limited to painting; paving with any paving material, including concrete, asphalt, brick, flagstone, stepping stones, and pre-cast patterned or exposed aggregate concrete pavers; or extending or expanding any driveway, must be approved by the ARC prior to installation."?

Street Tree Option [yes/no] - Should Cypress Isles adopt the policy that "Trees planted between sidewalk and curb ("street trees") shall be maintained in live, healthy and growing condition, properly watered and trimmed; except that street trees that fail to thrive due to poor soil, inadequate root structure, or for other reasons beyond the ability of the average Owner to diagnose and remedy, shall be either replaced or removed at the discretion of the Owner" ?

[] Yes [] No