

**BOARD MEETING OF THE
WATERFORD LAKES TRACT N-25A NEIGHBORHOOD ASSOCIATION, INC.
(CYPRESS ISLES)
MINUTES**

Location: WLCA Community Center, 453 Mark Twain Blvd., Orlando, FL

January 15, 2019 6:30 p.m.

DIRECTORS PRESENT

Bob Conner, Vice-president

Myron Davis, Treasurer

Dennis Horazak, Secretary

Cookie Symons, Director at Large

Also present were Bob Borg, Associa Community Management Professionals; Sandy Horazak, Neighborhood Watch Coordinator and Newsletter Editor; and homeowners Gail Strachan and Paul Bartlett. Harold Engold was absent with notice.

MEETING SUMMARY

- Call to Order—Vice-president Bob Conner called the meeting to order at 6:30 p.m.
 - Proof of Notice—Notice of the meeting was posted in the community as required by Florida Statutes and the Association’s governing documents
 - Certification of Quorum— Four of five directors were present, forming a quorum to conduct business.
 - Agenda - Dennis Horazak motioned and Cookie Symons seconded to adopt the agenda, the motion was seconded and the agenda was adopted 4:0.
1. **Approval of Previous Meeting Minutes**—Dennis Horazak motioned to approve the November 20, 2018 minutes. Cookie Symons seconded the motion and the minutes were approved 4:0.
 2. **Architectural Review Applications**— Cookie Symons presented the ARC report, including approved applications for paint at 718 Cedarwood Court, 726 Divine Circle, and 836 Spring Island Way. All applications were approved and forwarded to the WLCA ARC.
 3. **Covenant Violations/Inspections**—Manager Bob Borg reviewed the violation list with the Board. Following the new Architectural Compliance Policy, appropriate letters were sent and legal action will be pursued on three owners after their second notices: Accounts 127-1029, 132-0174, and 105-1184. Dennis Horazak moved and Myron Davis seconded to have the attorney start the mediation process for account 127-1430. The motion passed 4:0.
 4. **Grounds Maintenance** – Cookie Symons reported that the rear entrance wall repair and landscaping is ongoing and the electrical work should be completed by January 31. The sign letters had to be reordered and will be resent upon completion.

Cookie Symons moved and Myron Davis seconded to reimburse Dennis Horazak up to \$100 to build a new pump house for the Cedarwood Pond aerator. The motion passed 4:0.
 5. **Neighborhood Watch** – Sandy Horazak reported that no criminal or suspicious activity occurred in the neighborhood since the last meeting.

6. **Newsletter and Website** — Sandy Horazak reported that the copy deadline for the next newsletter will be February 1, 2019.
7. **Management Report**— Bob Borg reported on the August financials, delinquencies and inspections. Total delinquencies over 120 days are only \$128.16. Myron Davis will file the 2018 tax return for the community. The management company will send an e-mail to Account 134-4370 concerning the grass issues in the backyard.
8. The **next board meeting** will be on March 19, 2019.
9. **Adjournment**— Bob Conner moved to adjourn, Cookie Symons seconded and the meeting was adjourned at 7:13 p.m.

Meeting minutes prepared by Dennis Horazak, Secretary

Minutes approved by the Board of Directors at its meeting on _____, 2019.

President