

**WATERFORD LAKES TRACT N-25A NEIGHBORHOOD ASSOCIATION, INC.
(CYPRESS ISLES)**

Board of Directors Meeting

MINUTES

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

January 16, 2018 6:30 p.m.

DIRECTORS PRESENT

Harold Engold, President
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 German Salazar, Pattie Stacy-Molina, Tony Molina, Ed Magnell, and Gail Strachan.

MEETING SUMMARY

- Call to Order—the meeting was called to order at 6:30 p.m.
 - Certification of Quorum—all directors were present, forming a quorum to conduct business.
 - Proof of Notice—Notice of the meeting was posted in the community as required by Florida Statutes and the Association’s governing documents
1. **Adoption of Agenda** – Dennis Horazak moved and Bob Conner seconded a motion to approve the amended agenda. The motion passed 5:0.
 2. **Approval of Previous Meeting Minutes**— Dennis Horazak moved and Cookie Symons seconded a motion to approve the minutes of the November 21, 2017 meeting. The motion passed 5:0.
 3. **Architectural Review Applications**—Harold Engold presented the ARC report, including applications for a front door at 719 Cedarwood Court, fencing at 516 Spring Island Way, and roofing at 13749 Crystal River Drive and 13215 Spring Haven Court. The applications were approved and forwarded to the WLCA ARC where they received final approval.
 4. **Covenant Violations/Inspections**—The Board reviewed the January 12th inspection report. The new compliance policy is being followed and the appropriate letters and legal action will be completed per the compliance policy.
Bob Borg will notify Account 105-0583 of issues with weeds, fencing, an inactive parked truck, delinquent payments, and transient residents. Account 105-0512 will be sent to the attorney for persistent ARC violations.
Owners with tall tree stumps will be asked to cut them to ground level.
 5. **Grounds Maintenance** –Cookie Symons reported that mulch has been installed in front of the entrance signs and that crotons at the entrances were damaged by the cold weather. She noted that a ring of barren ground that does not support turf borders Cedarwood pond. She will ask our landscaper about possible solutions to the Cedarwood Pond issue.
 6. **COPS** – Harold Engold reported 6 hours of patrolling in December, including holiday patrolling of the Waterford Lakes Town Center and Waterford Lakes Village.

7. **Neighborhood Watch** – Sandy Horazak reported that in December a “porch pirate” stole two delivered packages from a front porch in the 900 block of Spring Island Way. The resident reported it to our neighborhood USPS mail carrier but did not file a police report. Our mail carrier spoke with both Harold Engold and Sandy Horazak about the incident.
8. **Newsletter and Website** — Sandy Horazak announced the February 1 deadline for the February newsletter. Dennis Horazak reported that website receives about 35 hits per week.
9. **Welcome Packets** –Pattie Stacy-Molina reported her delivery of a welcome basket to a new owner with plans to deliver another basket soon. The board thanked Pattie for her welcoming efforts. Dennis Horazak moved and Cookie Symons seconded a motion to authorize \$200 for welcome baskets in 2018. The motion was approved 5:0.
10. **Management Report**—Bob Borg reported on the October financials, delinquencies and inspections. Cookie Symons moved and Bob Conner seconded to send Account 105-0554 to the attorney. The motion was approved 5:0.

There was no unfinished business or new business.

11. The **next board meeting** will be on March 20, 2018.
12. **Adjournment**— Dennis Horazak moved and Cookie Symons seconded to adjourn and the meeting was adjourned at 7:22 p.m.

Meeting minutes prepared by Dennis Horazak, Secretary

Minutes approved by the Board of Directors at its meeting on _____, 2018.

President