

**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, 2024 5:30 p.m.

DIRECTORS PRESENT

Harold Engold, President
Bob Conner, Vice-president
Dennis Horazak, Secretary
Christina Dones, Director at Large

Treasurer Myron Davis and Director at Large Cookie Symons were absent with notice. Also present were Towers Property Manager Terina Stevens and homeowner Gail Strachan.

MEETING SUMMARY

- Call to Order—the meeting was called to order at 5:46 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 six directors were present, forming a quorum to conduct business.
1. **Approval of Agenda**— Dennis Horazak moved to approve the agenda. The motion was seconded and passed 4:0.
 2. **Approval of Previous Meeting Minutes**— Dennis Horazak moved to approve the minutes of the November 21, 2023 meeting. The motion was seconded and passed 4:0.
 3. **Architectural Review Committee**
 - A. **Architectural Review Applications**— Harold Engold presented the ARC report, including applications for a replacement front door at 13731 Crystal River Drive, a replacement pool bathroom door at 13731 Crystal River Drive, black shutters at 511 Spring Island Way, a replacement fence at 744 Spring Island Way, and a new roof at 542 Divine Circle. All applications were approved and forwarded to the WLCA ARC.
 - B. **Inspection Report** –WLCA apparently has no plans for community-wide inspections until the new WLCA board is elected on January 22nd and decides what it wants to do. After discussions, the Cypress Isles board decided to have no inspections for 30 days and to notify Terina after the first new WLCA board meeting about any WLCA developments.
 4. **Grounds Maintenance** – Harold Engold reported that all four palms at the front entrances need trimming. Terina plans to solicit proposals for the trimming. Mulch spreading at the entrances is planned for March.
 5. **Neighborhood Watch** – Dennis Horazak reported no criminal or suspicious activity in the neighborhood since the last meeting.
 6. **Newsletter**— Dennis Horazak reported that the copy deadline for the next newsletter will be February 1, 2024.
 7. **New Owner Welcome Committee** – Christina Dones delivered gift baskets to the new owners at 529 Spring Island Way and 13762 Crystal River Drive, and she plans to deliver a gift basket to the new owners at 830 Spring Island Way.

8. **Management Report**—Terina Stevens reported that the plaintiff in the 2019 trip and fall case is asking for depositions to be produced in late January or early February, raising the question of whether mediation is still scheduled for January 26th.
She reported that all collection actions that were at the attorney have been closed, and that she will need a copy of the Cypress Isles taxes when they are completed.
9. **WLCA Board of Directors Elections** – Christina Dones led a discussion about the qualifications of each of the candidates, four of whom will be elected to the WLCA Board of Directors at the January 22nd WLCA Annual Meeting. Harold Engold will vote representing the 140 Cypress Isles homeowners at that meeting.
10. The **Next Meeting** will be on March 19, 2024 at 5:30 PM in the WLCA Community Building.
11. **Adjournment**— With no further business the meeting was adjourned at 6:44 p.m.

Submitted by Dennis Horazak, approved by /s/ Harold Engold 3/19/2024
Secretary President Date