

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

**Board of Directors Organizational Meeting**

**MINUTES**

Location: Connect Realty

**January 17, 2012**

1. **Call to Order** The meeting was called to order at 6:30 P.M.
2. **Certify Quorum** – The board members present were John Tenney, Myron Davis, Dennis Horazak, Harold Engold, and Cookie Symons. Frank Gallagher and Kim Gallagher were absent. Also present were Manager Bob Borg from CMP, Newsletter Editor Sandy Horazak, and a homeowner.
3. **Proof of Notice:** Proof of notice was given.
4. **Adoption of Agenda:** Harold Engold motioned to adopt the Agenda. Dennis Horazak seconded, all approved and the motion carried.
5. **Approval of Minutes:** Cookie Symons motioned to approve the minutes of the November 15, 2011 Board Meeting. Dennis Horazak seconded, all approved and the motioned carried.
6. **Reports of Committees:**
  - A. Architectural Review Committee: Harold Engold reported the following applications - all were approved:  
609, 517, and 614 Spring Island Way – all for new roofs
  - B. Bob Borg conducted a ride-through inspection on January 11, 2012. Cookie Symons motioned to send a “final before lawyer” letter to 507 Divine, 524 Divine, 13215 Spring Haven Court and 744 Spring Island Way for violations. Harold Engold seconded, all approved and the motion carried. The letters will be sent after 2-15-2012.
  - C. COPS Committee: Harold Engold reported four hours of patrolling at the end of November and December, plus four hours of volunteer time attending meetings.
  - D. Neighborhood Watch: Watch Coordinator Sandy Horazak reported no activity since the last meeting.
  - E. Newsletter: Editor Sandy Horazak announced that February 1, 2012 is the deadline for the next newsletter.
7. **Report of the Association Manager:** The manager’s report was accepted as presented. CMP reported on the financials, delinquencies and violations. Cypress Isles has 6 delinquent accounts: one at attorney totaling \$406, four in mortgage foreclosure totaling \$3,033 and one in bankruptcy totaling \$1,396. Total expenses for 2011 were \$21 less than total revenues for 2011.
8. **Unfinished Business:**
  - A. Dennis Horazak and Cookie Symons submitted a landscape plan for the front entrance area, but discussion and actions were tabled until the March meeting. The plan includes budgetary cost estimates, but new quotations will have to be obtained before the Board will accept a new plan.
  - B. The Board reviewed options to add a bubbler to the lakes – solar powered and electrical. Additional information will be presented at the next meeting.
9. **The next board meeting** will be March 20, 2012.
10. **Adjournment:** Cookie Symons moved for adjournment, Harold Engold seconded the motion, and the meeting was adjourned at 7:35 P.M.

Submitted by: \_\_\_\_\_

Approved by: \_\_\_\_\_