

**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 17, 2017 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 six homeowners.

MEETING SUMMARY

- Call to Order—the meeting was called to order at 6:37 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—all directors were present, forming a quorum to conduct business.
1. **Adoption of Agenda** – Dennis Horazak moved and Bob Conner seconded a motion to approve the 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 22, 2016 meeting. The motion passed 5:0.
  3. **Architectural Review Applications**—Harold Engold presented the ARC report, including approved applications for exterior paint at 512 Divine Circle, 825 and 848 Spring Island Way, and 13215 Spring Haven Court; new roofing at 701 Cedarwood Court and 13203 Spring Haven Court; and a new fence at 13215 Spring Haven Court. All applications were approved and forwarded to the WLCA ARC.
  4. **Covenant Violations/Inspections**—The board reviewed the January 7 inspection report, resulting in the following actions:
    - A. The Board requested that covenant violation letters be sent to the owners of Account 105-0871 for boat removal, Account 105-1184 for trailer removal, Account 105-1472 for overall landscape maintenance, and Accounts 105-0583, 105-0473, and 118-6279 with broken fences.
    - B. The owner of Account 105-0812 has still not corrected all of the violations noted in the mediation session.
  5. **Grounds Maintenance** – Cookie Symons reported on grounds maintenance.
    - A. We are waiting for the pump installer to evaluate the Cedarwood Pond aerator pump, which has not worked since November.
    - B. CMP will send a courtesy letter asking the owner of Account 105-0169 to remove his plants from the common property between the wall and the tree stumps.

6. **COPS** – Harold Engold reported 4 hours of patrolling in December. A new applicant to the COPS program is being vetted.
7. **Neighborhood Watch** – Sandy Horazak reported that while no criminal or suspicious activity occurred in the neighborhood since the last meeting, a speeding driver destroyed a tree, a mailbox, and his car in the 700 block of Spring Island Way around 5:30 pm on January 9.
8. **Newsletter** — Sandy Horazak reported that the copy deadline for the first quarter 2017 newsletter is February 1<sup>st</sup>.  
Homeowner Laura Wilson is working with other homeowners and Orange County to have speed humps installed along Spring Island Way. An article about the campaign is planned for the next newsletter. The board of directors supports the concept of installing speed humps and plans to decide on the type of support after details the procedure are known.
9. **Management Report**—Bob Borg presented the management report, including the following results:
  - A. After receipt of an Intent-to-Lien letter the owner of Account 134-4370 requested and received a payment plan. The homeowner has until the end of March to pay off the balance.
  - B. The owner of Account 129-1193 responded to an Intent-to-Lien letter with most of the account balance.
10. The **next board meeting** will be at 6:30 p.m. on March 21, 2017 at the WLCA community Center.
11. **Adjournment**— Dennis Horazak moved to adjourn and the meeting was adjourned at 7:39 p.m.

Meeting minutes prepared by Dennis Horazak, Secretary

Minutes approved by the Board of Directors at its meeting on \_\_\_\_\_, 2017.

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President