

**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, 2023 6:30 p.m.

DIRECTORS PRESENT

Harold Engold, President
Bob Conner, Vice-president
Dennis Horazak, Secretary
Myron Davis, Treasurer
Cookie Symons, Director at Large

Also present were Terina Stevens, Towers Property Management; Sandy Horazak, Neighborhood Watch Coordinator and Newsletter Editor; and homeowners Gail Strachan and Christina Dones.

MEETING SUMMARY

- Call to Order—the meeting was called 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— All five 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 5:0.
 2. **Approval of Previous Meeting Minutes**— Bob Conner moved to approve the minutes of the November 15, 2022 meeting. The motion was seconded and passed 5:0.
 3. **Architectural Review Committee**
 - A. **Architectural Review Applications**— Harold Engold presented the ARC report, including applications for hurricane shutters at 836 Spring Island Way and a fence at 548 Divine Circle, both of which were approved, and an application for paint at 603 Spring Island Way that was disapproved. The three applications were forwarded to the WLCA ARC.
 - B. **Boat Storage Remedy** -- Harold provided background information about the boat storage issue at 927 Spring Island Way, including discussions at the November 28, 2022 WLCA board meeting, legal interpretation by WLCA’s attorney that boats are not prohibited outright but are only prohibited from being seen, and the decision by the WLCA board allowing boat storage provided that no part of the boat or its covering would be visible from the street or neighboring properties. Board members will continue to meet with homeowner Christina Dones to draft an architectural review application that meets WLCA specifications.
 - C. **Inspection Report** -- Board members noted that the Cypress Isles inspection report compiled by the WLCA Community Standards Department contained several errors including citations to four houses in Bradford Lakes and mis-labeling of some violations as nuisances.
 4. **Grounds Maintenance**
 - A. **Front Entrance Maintenance** -- Cookie Symons reported success in her drive to get United Land Services to repair large patches of dead turf on the west side of the front entrance. On December 29, 2022, United Land Services agreed to replace the St. Augustine grass that is damaged at no

cost to Cypress Isles under warranty, and to treat both the front and rear entrances. They will try to install the replacement turf by mid-January.

B. **Problematic Palm** – Terina Stevens reported that a certified arborist from Central Florida Arborcare recommended removing the diseased palm behind 806 Spring Island Way because its root system had been compromised, it has bad root rot, the base of the palm is rotting, and the palm will eventually fall towards the house if it is not removed. The palm is at the edge of a heavily wooded portion of Cypress Isles open space. Terina received bids for \$1,500, \$1,600, and \$1,000 to remove the palm.
Dennis Horazak motioned to authorize up to \$1,000 for Competitive Tree Services to cut down the palm and scatter the cuttings into the Cypress Isles woods. The motion was seconded and approved 5:0.

C. **Entrance Power Washing** – Harold Engold reported that WLCA’s power washing contractor is offering to power-wash neighborhood entrances, but Cypress Isles recently power-washed its entrances and does not need the service.

5. **Neighborhood Watch** – Sandy Horazak reported 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, 2023. The February issue will include an article about coyotes in Cypress Isles.

7. **New Owner Welcome Committee** — Harold Engold is prepared to deliver welcome baskets to new owners when they move in.

8. **Management Report**

A. **Account 301023 Status** -- Terina Stevens reported not hearing from our attorney about the status of Account 301023 since September 2022 despite several requests. The September communication was a report that a Motion for Summary Judgment had been prepared and the homeowner had been informed. Terina plans to consider using other law firms.

B. **Trip and Fall Lawsuit** – In October 2022 our insurance company’s adjustor had planned to complete discovery responses, continue investigating the case, and recommend either settling or moving to dismiss the case. Terina Stevens has asked the adjustor for a status update on this matter above and is waiting for a response.

9. **The Next Meeting** will be on March 21, 2023 at 6:30 PM in the WLCA Community Building.

10. **Adjournment**—With no further business the meeting was adjourned at 7:41 p.m.

Submitted by Dennis Horazak, approved by Harold Engold . March 21, 2023
Secretary President Date