

**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.**

**Notice:**

**These Draft Minutes are not official until approved by a majority vote of the Directors at an official meeting.**

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**

