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 18, 2022 6:30 p.m.

DIRECTORS PRESENT Harold Engold, President Bob Conner, Vice-president Dennis Horazak, Secretary Myron Davis, Treasurer

Director at Large Cookie Symons was absent with notice.

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

MEETING SUMMARY

- Call to Order—the meeting was called to order at 6:33 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 the five directors were present, forming a quorum to conduct business.
- 1. **Approval of Agenda** Bob Conner 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 16, 2021 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 fence at 614 Spring Island Way and new doors at 600 Divine Circle. The applications were approved and forwarded to the WLCA ARC.
- B. Covenant Violations/Inspections -- Manager Terina Stevens reviewed the ARC violation list with the Board.

Account 302064 – Citations will be re-imposed for visible trash and garbage containers. Account 301031 - A letter will be sent warning the owner warning of legal action unless the violation is corrected.

Account 301030 - The owner has been instructed to submit an ARC application for an approved fence design.

- C. Pressure Washing Inspections will resume checking for dirty pavement in February.
- 4. **Grounds Maintenance** Harold Engold reported that the robellini palm at the front entrance needs to be trimmed, and that mulch is needed at the front entrance. Terina will contact DPC with the requests.

Harold also reported that air tubing for the Cedarwood Pond bubbler is becoming brittle and will have to be replaced soon.

- 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, 2022. Myron Davis will print paper copies of the *Cypress Isles News*, which will be mailed via USPS to all homeowners.
- 7. New Owner Welcome Committee— Sandy Horazak reported that no new owners have officially moved in since the last meeting.
- 8. **Management Report** Terina Stevens delivered the Manager's Report including the following items.
 - A. **Delinquent** Account A lien foreclosure will be filed against the owner of Account 301023 for failure to follow his payment plan.
 - B. Large Prepaid Accounts- Terina Stevens will send current ledgers to several homeowners notifying them of overpayment balances in their accounts.
 - C. **Odor Investigation** Responding to a homeowner complaint about sewer odor, Terina contacted Orange County. The County plans to check two sewer drains and remove any rotting landscape debris.
- 9. The next board meeting will be on March 15, 2022 at 6:30 PM in the WLCA Community Building.
- 10. Adjournment— With no further business the meeting was adjourned at 7:13 p.m.

11. Submitted by Dennis Horazak, approved by	Harold Engold	March 22, 2022
Secretary	President	Date