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 19, 2021 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 homeowner Gail Strachan.

MEETING SUMMARY

- Call to Order—the meeting was called to order at 6:35 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** Bob Conner moved to approve the agenda. The motion was seconded and passed 5:0.
- 2. Approval of Previous Meeting Minutes— Dennis Horazak moved to approve the minutes of the November 17, 2020 meeting. The motion was seconded and passed 5:0.
- 3. Architectural Review Application— Harold Engold presented the ARC report, including approved applications for new roofs at 726 Divine Circle and 517 Spring Island Way, a new fence at 512 Divine Circle, and a tree removal at 13215 Spring Haven Court. These applications were approved and forwarded to the WLCA ARC.
- 4. **Covenant Violations/Inspections -** Manager Terina Stevens reviewed the list of first violations with the Board. Appropriate letters will be sent and legal action will be pursued. Future violation lists will also include all previous letters for open violations.

5. Grounds Maintenance

<u>Sidewalk Ponding</u> – Terina Stevens contacted Orange County Roads & Drainage with photographs showing sidewalk water ponding at certain addresses. The County inspected the area but did not find any standing water, and Orange County does not do anything if water drains away within 72 hours. It would be a good idea to report sidewalk ponding to the County during the next rainy season so the County can actually see the ponding.

- 6. COPS Harold Engold reported that the COPS program in Cypress Isles has been discontinued.
- 7. Neighborhood Watch Sandy Horazak reported that no criminal or suspicious activity occurred in the neighborhood since the last meeting.
- 8. **Newsletter** Sandy Horazak reported that the copy deadline for the next newsletter will be February 1st 2021.
- 9. New Owner Welcome Committee—Sandy Horazak reported no new owners since November.

Approved _____

10. Management Report— Terina Stevens reported that CMP/Associa transferred all funds to TPM.

<u>Overpayment Refunds</u> – At the end of last November 18 homeowners had excess balances, seven of which were over \$100. Towers plans to send refunds to owners with balances over \$160.50 after January, since \$160.50 would be the balance for owners who paid for the whole year. Overpayments will be revisited next November, when all balances should be zero.

<u>December Financials</u> will be slow coming out of accounting as TPM works to ensure that all year-end invoices are posted prior to preparing the financials and closing out the year.

<u>Legal Status Report</u> - Our attorney asked for the status of ARC violations at 513 and 600 Divine Circle. After discussing the relatively minor extent of the violations, Harold Engold motioned to close the legal files for violations at 513 and 600 Divine Circle, and to open a normal violation at 600 Divine Circle for weeds in plant beds. The motion was seconded and approved 5:0.

<u>Speed Humps</u> - Terina Stevens contacted Orange County Roads & Drainage on January 4th about the reinstallation of the speed humps. The Roads & Drainage paving contractor has not yet completed repaving in the Waterford Lakes area and they will not reinstall speed humps in any areas until their contractor is 100% done with all the roads on their project and it's signed off by the Roads & Drainage division.

<u>Insurance Agency Transfer</u> – Bob Conner motioned to transfer our insurance from Ed Jones Insurance Agency to Towne Center Insurance Agency for improved customer service. Cookie Symons and Bob Conner confirmed that Towne agent Matt Connavino delivered excellent customer service. The motion was seconded and approved 5:0. No insurance policy changes are planned until the normal August renewal period.

- 11. **Proposed Parking Rules** Harold Engold and Dennis Horazak introduced modified parking rules for Cypress Isles with better definitions of truck sizes; commercial vehicle permissions for homeowners' employment; short-term parking to prepare recreational vehicles; and temporary exceptions for guests and visitors. After much discussion board members were asked to submit comment to Dennis Horazak over the next two months in preparation for further discussions at the next board meeting.
- 12. The next board meeting will be on March 16, 2021 at 6:30 p.m. at the WLCA Community Center.
- 13. Adjournment— Dennis Horazak moved to adjourn, the motion was seconded and the meeting was adjourned at 7:50 p.m.

Submitted by Dennis Horazak, approved by	/s/ Harold Engold	March 16, 2021.
Secretary	President	Date

Approved