

**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 20, 2026

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

DIRECTORS PRESENT

Harold Engold, President
Bob Conner, Vice-president
Dennis Horazak, Secretary
Cookie Symons, Director at Large
Christina Dones, Director at Large
Treasurer Myron Davis was absent with notice.

Also present were Terina Stevens, Towers Property Management, and homeowners Murray Yates and Heather Akpan.

MEETING SUMMARY

- Call to Order—the meeting was called to order at 5:32 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 -- Five of the six directors were present, forming a quorum to conduct business.
1. **Adoption of Agenda**— Dennis Horazak moved to approve the amended agenda. The motion was seconded and approved 5:0.
 2. **Approval of Previous Meeting Minutes**— Dennis Horazak moved to approve the minutes of the November 18, 2025 meeting. The motion was seconded and passed 5:0.
 3. **Architectural Review Committee**
 - A. **Architectural Review Applications** – Harold Engold reported the WLCA ARC approval of paint at 13768 Crystal River Drive and windows at 600 Divine Circle; and disapproval of downspouts at 13768 Crystal River Drive and a trashcan barrier at 13743 Crystal River Drive.
 - B. **Inspection Report** –WLCA now inspects all neighborhoods and sends monthly reports to Terina Stevens, who distributes the report to all board members.
 4. **Grounds Maintenance** – Cookie Symons reported no issues except for dead grass taken over by weeds at the rear entrance. Terina Stevens will contact Grasshoppers about the problem.
 5. **Neighborhood Watch** –Dennis Horazak reported that no criminal or suspicious activity occurred in the neighborhood since the last meeting.
 6. **Newsletter** - Dennis Horazak reported the copy deadline for the next Cypress Isles News will be February 1, 2026.
 7. **New Owner Welcome Committee** -- Christina Dones reported plans to deliver welcome baskets to 13200 White Cedar Court and 629 Divine Circle.

8. **Management Report**— Terina Stevens reported that the owner of Account 303100 has paid their balance and no accounts are currently in collection.
9. **Replacement holiday decorations** – The board decided in principle to buy new LED-lit holiday wreaths and garlands to replace the old decorations currently used. Detailed discussions about the matter were tabled until the March meeting.
10. The **next board meeting** will be Tuesday March 24, 2026 at 5:30 p.m. in the WLCA Community Center. The March meeting was moved from the third Tuesday to the fourth Tuesday because of board member schedule conflicts.
11. **Adjournment**— With no further business the meeting was adjourned at 6:25 p.m.

Submitted by Dennis Horazak, approved by _____, _____
Secretary President Date