

**WATERFORD LAKES TRACT N-25A NEIGHBORHOOD ASSOCIATION, INC.
(CYPRESS ISLES)**

Board of Directors Meeting

MINUTES

Location: Connect Realty

January 21, 2014

1. **Call to Order:** The meeting was called to order at 6:30 P.M.
2. **Certify Quorum:** The board members present were Dennis Horazak, Bob Conner, Harold Engold, Myron Davis and Cookie Symons. Frank Gallagher and Kim Gallagher were absent. Also present were Manager Bob Borg from CMP and Neighborhood Watch Coordinator Sandy Horazak.
3. **Proof of Notice:** Proof of notice was given.
4. **Adoption of Agenda:** Harold Engold motioned to accept the agenda as presented. Dennis Horazak seconded, all approved and the motion carried.
5. **Approval of Minutes:** Dennis Horazak motioned to approve the minutes of the November 19, 2013 Board Meeting. Cookie Symons seconded, all approved and the motioned carried.
6. **Reports of Committees:**
 - A. Architectural Review Committee: Harold Engold reported the following approved applications: 836 Spring Island Way – screen enclosure – approved.
 - B. Grounds Maintenance – The Board agreed that all holiday decorations are to be removed by January 31, 2014.
 - C. COPS Committee: Harold Engold reported that two and one-half (2.5) hours of patrols were completed in December.
 - D. Neighborhood Watch: Sandy Horazak reported that there were several issues to report: stolen holiday decorations and a car break-in.
 - E. Newsletter: Sandy reported that articles are due by February 1, 2014.
7. **Report of the Association Manager:** The manager’s report was accepted as presented. CMP reported on the financials, delinquencies and violations. Cypress Isles has 16 delinquent accounts: three in mortgage foreclosure totaling \$1,655, one bankruptcy totaling \$2,017 and eight late notices totaling \$3,498. The Board requested to send statements to Myron Davis and Frank Gallagher to deliver to Accounts #1050224 and #1271430. The manager will review the closing payments for 719 Divine Circle and 744 Spring Island Way.
8. **Unfinished Business:**
 - A. The Board will review the aeration project for the Cedarwood pond at the next meeting.
 - B. Message boards were reviewed and no action will be taken at this time.
9. **New Business:**
 - A. CMP explained the mail delay for the coupon booklets and the Board agreed to not charge late fees until February 15, 2014.
 - B. Dennis Horazak is working on updating the website.
 - C. The Board addressed the issues for the Waterford Lakes area and gave feedback to Dennis Horazak to report back to the WLCA.
10. **The next board meeting** will be held at Connect Realty on March 18, 2014.
11. **Adjournment:** Dennis Horazak moved for adjournment, Cookie Symons seconded the motion, and the meeting was adjourned at 8:10 P.M.

Submitted by: _____

Approved by: _____