

**BOARD MEETING OF THE
WATERFORD LAKES TRACT N-25A NEIGHBORHOOD ASSOCIATION, INC.
(CYPRESS ISLES)
MINUTES**

Location: WLCA Community Center, 453 Mark Twain Blvd., Orlando, FL

January 21, 2020. 6:30 p.m.

DIRECTORS PRESENT

Harold Engold, President

Bob Conner, Vice-president

Dennis Horazak, Secretary

Treasurer Myron Davis was absent with notice.

Director at Large Cookie Symons was absent with notice

Also present were Kiera Francois, Associa Community Management Professionals; Sandy Horazak, Neighborhood Watch Coordinator and Newsletter Editor; and homeowners Gail Strachan and Eddie Magnell.

MEETING SUMMARY

- Call to Order—President Harold Engold called the meeting 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— Three of five directors were present, forming a quorum to conduct business.
 - Agenda – Dennis Horazak motioned to adopt the agenda. The motion was seconded and the agenda was adopted 3:0.
1. **Approval of Previous Meeting Minutes**— Bob Conner motioned to approve the November 19, 2019 minutes. The motion was seconded and the minutes were approved 3:0.
 2. **Architectural Review Applications**— Harold Engold presented the ARC report, including approved applications for roofs at 854, 908, and 926 SIW and 13212 Spring Haven Court; and a fence and swing set at 511 Spring Island Way. All applications were approved and forwarded to the WLCA ARC.
 3. **Covenant Violations/Inspections**— Manager Kiera Francois plans to conduct the January neighborhood inspections within a week.
 4. **Grounds Maintenance** – Harold Engold reported that the rear entrance wall on the southeast side of Spring Island Way is almost completely repaired, except that the electrical wiring needs to be corrected.

Harold also reported replacing the faulty 24-hour light timer in the front west wall. Dennis Horazak motioned to reimburse \$55.64 to Harold Engold for the new 24-hour timer. The motion was seconded and approved 3:0.
 5. **COPS Committee** – Harold Engold reported that there were no patrols since November.
 6. **Neighborhood Watch** – Sandy Horazak reported no criminal or suspicious activity since the last meeting.
 7. **Newsletter and Website** — Sandy Horazak reported that the copy deadline for the next newsletter is February 1, 2020.

8. **New Owner Welcome** – Sandy Horazak reported on behalf of Pattie Molina that the new owners of 537 Divine Circle are still remodeling and expect to move in within the next few weeks. The new owner of 908 Spring Island Way lives in Port St. Lucie. He is currently renovating the house and plans to move as soon as renovations are completed. Welcome gifts will be delivered to these new owners when they move in.
9. **Management Report**— Manager Kiera Francois reported that the financial position of the Association is sound. She noted that the \$75.00 charge in May 2019 for “Accounting Fees / Tax Prep” has been reversed because Treasurer Myron Davis does our taxes, but the reversal might have been made to another account because the charge was not reversed in the December financial report. Kiera will investigate the matter and report back to the board.

Our attorney sent a mediation demand to the owner of Account 132-0174, and the owner promised to install plants in their plant bed by February 1, 2020.

Several owner accounts have prepayment balances larger than the amount needed for 2020 assessments. Kiera will refund amounts greater than \$160 to the owners of those accounts.

10. **Holiday Wreath Upgrade** - Last December the board agreed to upgrade the holiday decoration at the entrances, and to buy decorations at post-holiday sales rather than waiting for the January board meeting. Harold Engold motioned to reimburse \$26.76 to Cookie Symons for wide ribbons and \$73.89 to Dennis Horazak for garlands and C-9 light strings. The motion was seconded and approved 3:0.
11. The **next board meeting** will be on March 17, 2020.
12. **Adjournment** — Dennis Horazak moved to adjourn, there were no objections and the meeting was adjourned at 7:00 p.m.

Meeting minutes prepared by Dennis Horazak, Secretary

Minutes approved by the Board of Directors at its meeting on March 17, 2020.

/s/ Harold Engold

President