

**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 21, 2025 5:30 p.m.

DIRECTORS PRESENT

Harold Engold, President
Bob Conner, Vice-president
Dennis Horazak, Secretary
Cookie Symons, Director at Large

Treasurer Myron Davis and Director at Large Christina Dones were absent with notice. Also present were Towers Property Manager Terina Stevens and homeowners Murray Yates and Ed Magnell.

MEETING SUMMARY

- Call to Order—the meeting was called to order at 5:35 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—Four of six directors were present, forming a quorum to conduct business.
1. **Approval of Agenda**— Dennis Horazak moved to approve the agenda. The motion was seconded and passed 4:0.
 2. **Approval of Previous Meeting Minutes**— Bob Conner moved to approve the minutes of the November 21, 2024 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 house paint and a fence at 719 Divine Circle, a roof at 819 Spring Island Way, removing declining trees at 836 Spring Island Way, pavers and a fence at 504 Spring Island Way, and a roof at 525 Divine Circle. All applications were approved and forwarded to the WLCA ARC.
 - B. **Inspection Report** –WLCA currently plans to begin community-wide inspections in or around the first quarter of 2025 but no details are available. Terina plans to continue monthly inspections.
 - C. **Overgrown Vines** -- The board directed Terina to send violation letters directing the owner of Property #303136 to remove the vines covering the pool enclosure.
 - D. **WLCA ARC Guidelines** – Board members reviewed the recently proposed *WLCA Architectural Standards and Guidelines* that were mailed to all homeowners. They noted that Guideline 4.8 (House Colors) requires flat or satin paint, while semi-gloss or gloss paint is preferable for exterior surfaces because it seals the house against moisture whereas flat paint does not.
 4. **Grounds Maintenance** – Cookie Symons reported that a white car knocked down the light pole and street sign at the intersection of Spring Island Way and Crystal River Drive at midnight on Friday January 10th. Cookie called the Florida Highway Patrol, Orange County, and Duke Energy. She provided her Nest camera recording of the impact to the FHP, who asked a few Spring Island residents if they had any footage of the white vehicle. Duke Energy removed the light pole and

turned off the electric at the site. until a new light pole can be installed. Orange County temporarily erected the street sign pole until a new pole can be installed with the stop sign fastened to it.

Topics for the March 2025 meeting will include evaluations of entrance mulch requirements and plans to pressure-wash the entrance masonry. Terina plans to ask XtremeH2O for a quote to pressure-wash the entrance walls, and Frank Gallagher will be asked to test the effectiveness of Wet & Forget® on the walls. Entrance mulch requirements will also be evaluated at the March board meeting.

5. **Neighborhood Watch** – Dennis Horazak reported no criminal or suspicious activity in the neighborhood since the last meeting.
6. **Newsletter**— Dennis Horazak reported that the copy deadline for the next newsletter will be February 1, 2025.
7. **New Owner Welcome Committee** – Harold Engold reported no new owners since the last meeting.
8. **Management Report**—Terina Stevens reported that all delinquent accounts that were at our attorney have been paid in full and closed.
9. **Resale Capital Contributions** – Harold Engold asked for board members’ opinions about a proposed amendment to the WLCA Declaration that would charge Waterford Lakes homebuyers an amount equal to one annual WLCA assessment when they moved in. Board members voted unanimously against the amendment, 4:0. Harold will deliver this Cypress Isles vote on January 27th at the WLCA Annual Meeting.
10. The **Next Meeting** will be on March 18, 2025 at 5:30 PM in the WLCA Community Building.
11. **Adjournment**— With no further business the meeting was adjourned at 6:56 p.m.

Submitted by Dennis Horazak, approved by /s/ Harold Engold 3/18/2025
Secretary President Date