

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

Board of Directors Organizational Meeting

MINUTES

Location: Connect Realty, 11555 Lake Underhill Road

March 15, 2011

1. **Call to Order** – The meeting was called to order at 6:31 P.M.
2. **Certify Quorum** – The board members present were John Tenney, Frank Gallagher, Dennis Horazak, Harold Engold, Kim Gallagher and Cookie Symons. Myron Davis was absent. Also present were Neighborhood Watch Coordinator Sandy Horazak and Manager Bob Borg from CMP. One homeowner was present.
3. **Proof of Notice:** Proof of notice was given.
4. **Adoption of Agenda:** Frank Gallagher motioned to accept agenda, Dennis Horazak seconded and the motion carried unanimously.
5. **Approval of Minutes:** Harold Engold motioned to approve the minutes of the January 18, 2011 Board meeting. Frank Gallagher seconded and the motion carried unanimously.
6. **Reports of the Officers:**
 - A. Treasurer’s Report – Myron Davis was absent and the financials were reviewed by Bob Borg in the Manager’s Report.
 - B. 939 Spring Island Way – On January 18th the Board decided to send another Demand For Rent letter from attorney. To date, no response has been received from either the tenant or the owner.
7. **Reports of Committees:**
 - A. Architectural Review Committee: Harold Engold reported that one Architectural Review Application was submitted for a flagpole at 606 Divine Circle. Harold Engold was appointed to serve on the WLCA Master ARC Board. Cookie Symons and Bob Borg conducted a ride-through inspection the first week in March. The board reaffirmed that no letters should be sent at this time.
 - B. Grounds Maintenance Committee: Frank Gallagher will clean the front entrance signs. Frank Gallagher will also contact WLCA about the sprinklers at the front entrances, as they need adjustment to properly water plants. CMP will check with WLCA concerning who is responsible for the removal of leaves on the ground at the front entrance signs. Aquatic Weed Control, a lake management company, suggested placing grass carp into the two Cypress Isles ponds, and Bob Borg has obtained two bids. The board decided to take no action on the carp suggestion at this time.
 - C. COPS Committee: Harold Engold reported four hours of patrolling in January and February, covering 25 miles. Patrols also checked both schools and the shopping plaza at Lake Underhill Rd. and Alafaya Trail.
 - D. Neighborhood Watch: Sandy Horazak reported no suspicious activity since the January meeting.
 - E. Newsletter: Sandy Horazak reported that the copy deadline for the next Newsletter is May 1, 2011 and that the Newsletter will be distributed to all residents before the May 17th Annual Meeting. An article about maintaining landscape will be included in the May newsletter to address many of the current landscape violations.
8. **Report of the Association Manager:** The manager’s report was accepted as is. CMP offered the use of a collection agency to aggressively pursue delinquent homeowners, but the board declined this offer. CMP also provided an information sheet explaining the services and benefits from the Associa

Website available for all Cypress Isles Homeowners, which was welcomed by the Board and will be included in the newsletter.

9. Unfinished Business:

- A. Cookie Symons motioned to terminate the Lake Masters Contract and hire Aquatic Weed Control, Inc as the new lake management company for Cypress Isles. Dennis Horazak seconded and the motion carried with 5 votes for the motion and John Tenney voting against the motion.

10. New Business:

- A. The board decided to take no action on the delinquent account at 13737 Crystal River Drive until the results of a possible short sale are known. John Tenney will confirm the sales status (sale pending) of 13737 Crystal River Drive.
- B. Dennis Horazak reported that the Media Center at Discovery Middle School has been reserved for the May 17th Annual Meeting. CMP will prepare Annual Meeting Board Packet and send it to Board for approval by April 10, 2011.
- C. The Board discussed garage sale signs placed in the Cypress Isles Community for other community garage sales and the increased traffic caused by these signs. Frank Gallagher will check the Orange County codes about removing signs.

11. The next board meeting will be after the Annual Meeting on May 17, 2011.

12. Adjournment: Harold Engold moved for adjournment, John Tenney seconded the motion, and the meeting was adjourned at 7:56 P.M.

Submitted by: _____

Approved by: _____