

**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

**March 16, 2021 6:30 p.m.**

**Notice:**  
**These Draft Minutes are not official until approved by a majority 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

Also present were Terina Stevens, Towers Property Management; Sandy Horazak, Neighborhood Watch Coordinator and Newsletter Editor; and homeowner Gail Strachan.

**MEETING SUMMARY**

- Call to Order—President Harold Engold called the meeting to order at 6:39 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— All five directors were present, forming a quorum to conduct business.
  - Agenda – Dennis Horazak motioned to approve the agenda, the motion was seconded, and the agenda was adopted 5:0.
1. **Approval of Previous Meeting Minutes**— Bob Conner motioned to approve the January 19, 2021 minutes. The motion was seconded and the minutes were approved 5:0.
  2. **Architectural Review Applications**— Harold Engold presented the ARC report, including applications for paint at 733 and 837 Spring Island Way, roofs at 517 and 701 Spring Island Way and 712 Cedarwood Court, tree removal at 768 and 843 Spring Island Way, and a garage door screen at 13743 Crystal River Drive. The applications were approved and forwarded to the WLCA ARC.
  3. **Covenant Violations/Inspections**— Manager Terina Stevens reviewed the violation list with the Board. Appropriate letters will be sent and legal action will be pursued. Terina will contact Orange County Code Enforcement about the tiny house at 806 Spring Island Way, and she will notify the owner to remove the tiny house by March 31<sup>st</sup> if Code Enforcement declines to act.
  4. **Grounds Maintenance** – Cookie Symons reported that the entrance pillar caps need repainting. Dependable Property Care has been contacted and is working on an estimate.
  5. **Neighborhood Watch** – Sandy Horazak reported no criminal or suspicious activity since the last meeting.
  6. **Newsletter and Website** — Sandy Horazak reported that the copy deadline for the next newsletter is May 1, 2021.
  7. **New Owner Welcome** – Sandy Horazak reported no new owners since the last meeting.

8. **Management Report**— Manager Terina Stevens reported that five homeowners sent their assessment checks to Associa, Associa forwarded them to another community in error, and the homeowners were charged late fees. The checks were ultimately retrieved and processed correctly, and all late fees were waived.

When board members reported alligator sightings in Cedarwood Pond, Manager Stevens disclosed information from the Florida Fish and Wildlife Conservation Commission that nuisance alligators are euthanized instead of relocated. After learning this, the board decided to informally tell neighbors not to disturb the alligator.

The legal files for ARC violations at 513 and 600 Divine Circle have been closed.

9. **Proposed Parking Rules** - The board resumed discussions and adjustments of the parking rules that were proposed at the January 19<sup>th</sup> meeting. The resulting draft is attached to these minutes. Board members will review the draft rules and comment or approve them by email, after which they will be officially distributed to all homeowners.
10. The **next board meeting** is scheduled for May 18, 2021 immediately following the 7 PM annual meeting. Dennis Horazak will update annual meeting materials and send them to Terina Stevens for eventual mailing to homeowners.
11. **Adjournment** — Bob Conner moved to adjourn, there were no objections and the meeting was adjourned at 7:42 p.m.

Submitted by Dennis Horazak, approved by \_\_\_\_\_ . \_\_\_\_\_  
Secretary President Date

Cypress Isles Board Approved Policy



Cypress Isles Vehicle Parking Rules – Effective \_\_\_\_\_, 2021

A. **Prohibited Vehicles** – Except for the situations described below in “Temporary Parking” and “Non-resident and Visitor Parking,” no “Prohibited Vehicle” shall be parked or stored on any of the Common Properties or Common Areas or on any portion of a Lot which is visible from any of the Common Properties or Common Areas or from any road or other Lot within the Property.

A “Prohibited Vehicle” is:

- (1) A bus;
- (2) Any vehicle over 15,000 lbs GVWR;
- (3) Any vehicle bearing lettering, graphics or other commercial insignia, except if such lettering, graphics or insignia is/are completely covered with a magnetic or other type covering of the same color as the vehicle;
- (4) A tow truck, box van, cutaway van chassis, flatbed truck or tractor unit;
- (5) An all-terrain vehicle (ATV or ATC) or dune buggy;
- (6) A recreational vehicle (RV) including: motorized RVs (bus conversion RV, Class A, Class B, or Class C RV, or camper van) and non-motorized RVs (fifth wheel RV, travel trailer, hybrid trailer, pop-up / tent camper, truck camper, teardrop camper, or toy hauler);
- (7) A mobile home or tiny home
- (8) A trailer of any type;
- (9) A boat or personal watercraft such as Jet Ski, WaveRunner, or Sea-Doo;
- (10) A derelict vehicle, including a vehicle with no current license plate or a vehicle incapable of self-propulsion.

B. **Temporary Parking:** Recreational vehicles, boats, watercraft, and trailers for transporting vehicles may be parked on owners’ properties for 3 business days to prepare for use and 3 business days after use to prepare for storage. Owners needing more time must obtain permission from the Community Manager or the Board.

C. **Non-resident and Visitor Parking:** Non-residents and visitors shall follow all parking rules and regulations while parking within the Properties. Owners requiring temporary exceptions for their guests must obtain permission from the Community Manager or the Board.

Adopted by the Board of Directors of Cypress Isles HOA (Waterford Lakes Tract N-25A)

Board Officer	Position	Effective Date
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