

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

**Board of Directors Meeting**

**MINUTES**

Location: Connect Realty (11513 Lake Underhill Rd., Orlando, FL)

**March 18, 2015 6:30 p.m.**

DIRECTORS PRESENT

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

Fran James, Associa Community Management Professionals

Sandy Horazak, Neighborhood Watch Coordinator and Newsletter Editor  
One homeowner

MEETING SUMMARY

- Call to Order—The meeting was called to order at 6:35 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—All directors were present, forming a quorum to conduct business.
1. **Adoption of Agenda** – Mr. Horazak moved and Mr. Conner seconded a motion to approve the agenda. The motion passed unanimously.
  2. **Approval of Previous Meeting Minutes**— Ms. Symons moved and Mr. Horazak seconded a motion to approve the minutes of the meeting on January 20, 2015. The motion passed unanimously.
  3. **Architectural Review Applications**—Mr. Engold presented the ARC report, including four approved applications for:  
a fence at 607 Spring Island Way,  
a screen enclosure at 750 Spring Island Way,  
exterior paint at 708 Divine Circle, and  
removal of a Washingtonian Palm to be replaced with different palm at 504 Spring Island Way.
  4. **Covenant Violations/Inspections**—The board reviewed the January and February inspection reports and asked CMP to conduct another inspection and send violation letters to all owners whose violations are still active.
  5. **Grounds Maintenance** – Ms. Symons reported that the entrance wall and signage refurbishing was completed except for painting the white column tops, which will be done by the coming weekend. Mr. Engold reported that he planted eight bushes across the backs of the solar panels for the Cedarwood pond aerator. The bushes will grow to cover exposed equipment.
  6. **COPS** – Mr. Engold reported 18 hours of patrolling, meetings, and training since our last meeting.
  7. **Neighborhood Watch** – Ms. Horazak reported no activity since the last meeting.

8. **Newsletter**— Ms. Horazak reported that the copy deadline for the May newsletter is May 1.
9. **Management Report**—Ms. James presented the management report and discussed several collection matters. The board directed the manager to:
  - Update account 131-7763 to reflect the financial settlement;
  - Contact A2Z Rentals in reference to the rent demand letter to account 131-1536;
  - Check with WLCA to determine if they are pursuing collections action on account 105-1838;
  - Determine whether account 105-1184 responded to the proposed payment plan; and
  - Update the owner information for account 129-1193, which changed in September 2014 to Progress Residential 2014-1 Borrower LLC, 201 N Franklin St Ste 1750, Tampa, FL 33602-5840.
10. **Entrance Upgrades**—Ms. Symons discussed the bids she received from Dependable Property Care, LLC to upgrade entrance landscaping, replace entrance light bulbs with lower wattage energy-efficient LED bulbs, and optionally install additional lights to illuminate the CI logos on the entrance pillars. After discussion, Mr. Horazak moved and Ms. Symons seconded a motion to approve \$1,350 for entrance landscaping upgrade and \$1,280 for entrance lighting upgrade by DPC, to move the knockout roses to a location near the pillars, but to defer the additional pillar lighting for future consideration. The motion passed unanimously.
11. **Annual Meeting**—The Annual Meeting will be on May 19, 2015 at 7:00 p.m. at Connect Realty, followed by a board meeting. Mr. Horazak will update annual meeting materials and send them to Ms. James for mailing to homeowners.
12. **Adjournment**—Mr. Horazak moved to adjourn and the meeting was adjourned at 7:53 p.m.

Meeting minutes prepared by Dennis Horazak, Secretary

Minutes approved by the Board of Directors at its meeting on \_\_\_\_\_, 2015.

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President