

**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

**March 18, 2025 5:30 p.m.**

**Notice:**

**These Draft Minutes are not official until approved by a unanimous vote of the Directors at an official meeting.**

DIRECTORS PRESENT

Harold Engold, President  
Bob Conner, Vice-president  
Dennis Horazak, Secretary  
Christina Dones, Director at Large

Treasurer Myron Davis and Director at Large Cookie Symons were absent with notice. Also present were Towers Property Manager Terina Stevens and homeowners Frank Gallagher, Ed Magnell, and Murray Yates.

MEETING SUMMARY

- Call to Order—the meeting was called to order at 5:30 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—Four of six directors were present, forming a quorum to conduct business.
1. **Approval of Agenda**— Bob Conner moved to approve the agenda. The motion was seconded and passed 4:0.
  2. **Approval of Previous Meeting Minutes**— Dennis Horazak moved to approve the minutes of the January 21, 2025 meeting. The motion was seconded and passed 4:0.
  3. **Architectural Review**
    - A. **Architectural Review Applications**— Harold Engold reported that the WLCA ARC now approves or disapproves all Architectural Review Applications and sends the results to neighborhood managers and board presidents. Since this new procedure eliminates the need for input from our neighborhood ARC, Harold moved to default all ARAs to the WLCA ARC. The motion was seconded and approved 4:0. Harold will report WLCA ARC approvals and disapprovals at future meetings.

Terina Stevens reported the WLCA ARC approval of the following:

- 525 Divine Circle: Exterior paint.
- 623 Divine Circle: New roof shingles.
- 13215 Spring Haven Court: Exterior & front door paint and replacement of wooden fence with white metal fence.
- 13749 Crystal River Drive: Replacement of wooden fence with white fence.
- 825 Spring Island Way: New roof shingles, walkway widening, and tree removal

