

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

Board of Directors Meeting

MINUTES

Location: Connect Realty

March 19, 2013

1. **Call to Order:** The meeting was called to order at 6:30 P.M.
2. **Certify Quorum:** The board members present were Frank Gallagher, Bob Conner, Harold Engold, Dennis Horazak, Myron Davis, Kim Gallagher and Cookie Symons. Manager Bob Borg from CMP was also present along with 2 homeowners.
3. **Proof of Notice:** Proof of notice was given.
4. **Adoption of Agenda:** Dennis Horazak motioned to accept the agenda with modifications. Cookie Symons seconded, all approved and the motion carried.
5. **Approval of Minutes:** Harold Engold motioned to approve the minutes of the January 15, 2013 Board Meeting. Dennis Horazak seconded, all approved and the motioned carried.
6. **Reports of Committees:**
 - A. Architectural Review Committee: Harold Engold reported the following approved applications: 713 Spring Island Way – Paint - approved
 - B. Grounds Maintenance – The smaller pond continues to have problems that could be solved with better circulation by aeration or a fountain. Myron Davis noted that the visual appeal of a fountain makes it eligible for funding by the county, while aeration would not be eligible. The board requested that CMP obtain quotes for fountains for both ponds. Dennis Horazak will estimate their annual operating costs.
 - C. COPS Committee: Harold Engold reported 4 hours of patrol in February and March.
 - D. Neighborhood Watch: no issues to report.
 - E. Newsletter: Next issue article deadline is May 1, 2013.
7. **Report of the Association Manager:** The manager's report was accepted as presented. CMP reported on the financials, delinquencies and violations. Cypress Isles has 7 delinquent accounts: one at attorney totaling \$704, five in mortgage foreclosure totaling \$4,056 and one intent to lien totaling \$218.
8. **Unfinished Business:**
 - A. None to report
9. **New Business:**
 - A. Jason Russo from District 4 Commissioner Jennifer Thompson's office reviewed traffic and construction issues. The Board requested that the Woodbury and Lake Underhill traffic issues during schools start and stop times be addressed and resolved.
 - B. Dennis Horazak motioned to accept the December 2012 financials. Cookie Symons seconded, all approved and the motion carried.
 - C. The Annual meeting will be May 21, 2013 at Connect Realty, starting at 7:00 p.m. Dennis Horazak will prepare the meeting documents and send them to CMP for distribution.
 - D. The Board reviewed the short term renting of individual rooms at 536 Divine Circle, and asked CMP to contact Orange County Code Enforcement to resolve.
 - E. John Culbertson presented the Brazilian Pepper plant overgrowth issue, and the Board will allow John to remove these invasive plants. The next newsletter will include an article describing John's efforts.

10. The next board meeting will be an organizational meeting after the annual meeting at Connect Realty on May 21, 2013.

11. Adjournment: Cookie Symons moved for adjournment, Harold Engold seconded the motion, and the meeting was adjourned at 7:57 P.M.

Submitted by: _____

Approved by: _____