

**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 19, 2019 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

Also present were Bob Borg, Associa Community Management Professionals; Sandy Horazak, Neighborhood Watch Coordinator and Newsletter Editor; and homeowners Tony and Pattie Molina. Myron Davis, Treasurer and Cookie Symons, Director at Large were absent with notice.

MEETING SUMMARY

- Call to Order—President Harold Engold called the meeting to order at 6:30 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— Three of five directors were present, forming a quorum to conduct business.
 - Agenda - Dennis Horazak motioned and Bob Conner seconded to adopt the agenda, the motion was seconded and the agenda was adopted 3:0.
1. **Approval of Previous Meeting Minutes**—Dennis Horazak motioned to approve the January 15, 2019 minutes. Bob Conner seconded the motion and the minutes were approved 3:0.
 2. **Architectural Review Applications**— Harold Engold presented the ARC report, including approved applications for a front door at 517 Spring Island Way; paint at 726 and 824 Spring Island Way and 713 Divine Circle; a fence at 860 Spring Island Way; removal of a tree at 807 Spring Island Way; solar panels at 738 Spring Island Way; and a storm door at 726 Spring Island Way. All applications were approved and forwarded to the WLCA ARC.
Dennis Horazak motioned and Bob Conner seconded to adopt an updated Compliance Policy that includes the Management Company giving Board members three days to review the ARC violation list before sending letters to violators. The motion was seconded and passed 3:0.
 3. **Covenant Violations/Inspections**—Manager Bob Borg reviewed the violation list with the Board. Following the new Architectural Compliance Policy, appropriate letters were sent and legal action will be pursued.
Bob Conner motioned and Dennis Horazak seconded to have the attorney send another mediation letter to account number 127-1430 for roof repairs with the stipulation that if no response is received after 30 days a lawsuit will be filed. The motion was seconded and passed 3:0.
 4. **Grounds Maintenance** – The rear entrance wall repair including electrical work is being completed. The entrances will need to be power washed soon.

Dennis Horazak presented the new pump motor and enclosure for Cedarwood Pond aeration to the Board. Board members will install the equipment.

5. **COPS Committee** – Harold Engold reported no activity in February or March. The new area coordinator will ride along with community COPS personnel.
6. **Neighborhood Watch** – Sandy Horazak reported that no criminal or suspicious activity occurred in the neighborhood since the last meeting.
7. **Newsletter and Website** — Sandy Horazak reported that the copy deadline for the next newsletter will be May 1, 2019. The May issue will include advice to close garage doors to prevent theft.
8. **New Owner Welcome** – Dennis Horazak motioned and Bob Conner seconded to reimburse Pattie Stacy-Molina \$26.26 for two new owners' welcome gifts. The motion was seconded and passed 3:0.
9. **Management Report**— Bob Borg reported on the August financials, delinquencies and inspections. Total delinquencies over 120 days are only \$238.94. Due to an accounting error, the Cypress Isles insurance payment for \$4,296.83 was paid by another HOA. This amount will be charged to Cypress Isles in the March financials to correct the error.
10. The **next board meeting** will be on May 21, 2019 immediately following the 7 PM annual meeting. Dennis Horazak will update annual meeting materials and send them to Bob Borg for mailing to homeowners.
11. **Adjournment**— Bob Conner moved to adjourn, Dennis Horazak seconded and the meeting was adjourned at 7:24 p.m.

Meeting minutes prepared by Dennis Horazak, Secretary

Minutes approved by the Board of Directors at its meeting on _____, 2019.

President