

**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 19, 2024 5:30 p.m.

DIRECTORS PRESENT

Harold Engold, President

Bob Conner, Vice-president

Dennis Horazak, Secretary

Cookie Symons, Director at Large

Christina Dones, Director at Large

Myron Davis was absent with notice.

Also present were Terina Stevens, Towers Property Management; and homeowner Gail Strachan.

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— Five of six directors were present, forming a quorum to conduct business.
1. **Approval of Agenda**— Dennis Horazak moved to approve the agenda. The motion was seconded and passed 5:0.
 2. **Approval of Previous Meeting Minutes**— Dennis Horazak moved to approve the minutes of the January 16, 2024 meeting. The motion was seconded and passed 5:0.
 3. **Architectural Review Committee**
 - A. **Architectural Review Applications**— Harold Engold presented the ARC report, including applications for a fireplace chimney removal at 609 Spring Island Way, tree and shrub planting at 713 Spring Island Way, a fence at 600 Divine Circle, and landscaping at 927 Spring Island Way. The applications were forwarded to the WLCA ARC.
 - B. **WLCA Inspection Status** -- Harold Engold and Dennis Horazak reported they did not expect WLCA to begin neighborhood inspections until a new Community Standards Department is established several months from now. Christina Dones motioned to ask Towers Property Management resume neighborhood inspections. The motion was seconded and approved 5:0. Terina Stevens plans to begin inspections next Wednesday.
 4. **Mulch Installation** – After discussions, the board decided to begin installing pine bark nugget mulch at the rear entrance on Saturday April 13th, and at the front entrance at a later date. The rear entrance is estimated to need about a pallet of mulch. Volunteers will be needed to spread the mulch.
 5. **Neighborhood Watch** – Dennis Horazak reported no criminal or suspicious activity occurred in the neighborhood since the last meeting.
 6. **Newsletter and Website** — Dennis Horazak reported that the copy deadline for the next newsletter will be May 1, 2024.

7. **New Owner Welcome Committee** — Christina Dones reported delivering a welcome basket to the new owner at 830 Spring Island Way and noted a pending sale at 505 Spring Island Way and a possible sale at 707 Spring Island Way.
8. **Management Report**
 - A. **Aged Owner Report** – Cookie Symons noted that the over-90-day balance for Account 302057 seemed inconsistent with her knowledge of the owner of that account. Terina Stevens will call the owner to resolve the issue.
 - B. **Trip and Fall Lawsuit** – Terina Stevens reported that she gave her deposition, which lasted about an hour. Dennis Horazak reported that his and Sandy’s depositions were scheduled on three occasions but all three were cancelled. Their depositions are now tentatively scheduled for April 12th.
 - C. **Entrance Pressure Washing** – Cookie Symons motioned to approve \$400 for Xtreme H2O Solutions, LLC to power wash the sidewalks and curbs at both entrances. The motion was seconded and approved 5:0. The board declined their offer to clean the monument walls at both entrances for \$500 until the separation at a front entrance wall can be repaired.
9. **Preparations for Annual Meeting** - Dennis Horazak will update annual meeting materials and send them to Terina Stevens for mailing to homeowners.
10. The **Annual Meeting** will be on May 21, 2024 at 5:30 PM in the WLCA Community Building. The **next board meeting** will follow the Annual Meeting.
11. **Adjournment**—With no further business the meeting was adjourned at 6:43 p.m.

Submitted by Dennis Horazak, approved by Harold Engold May 21, 2024
Secretary President Date