

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

**Board of Directors**

**MINUTES**

Location: Connect Realty

**March 20, 2012**

1. **Call to Order** The meeting was called to order at 6:38 P.M.
2. **Certify Quorum** – The board members present were, Dennis Horazak, Frank Gallagher, Harold Engold, Cookie Symons and Myron Davis. John Tenney and Kim Gallagher were absent. Also present were Manager Bob Borg from CMP and Neighborhood Watch Coordinator Sandy Horazak.
3. **Proof of Notice:** Proof of notice was given.
4. **Adoption of Agenda:** Dennis Horazak motioned to adopt the Agenda. Harold Engold seconded, all approved and the motion carried.
5. **Approval of Minutes:** Harold Engold motioned to approve the minutes of the January 17, 2012 Board Meeting. Cookie Symons seconded, all approved and the motioned carried.
6. **Reports of Committees:**
  - A. Architectural Review Committee: Harold Engold reported the following applications:  
713, 806, and 504 Spring Island Way and 13750 Crystal River – all for new roofs, approved.  
902 Spring Island Way for a new fence, approved.  
13215 Spring Haven Court for paint, approved.  
524 Divine: roof and pool screen were approved.  
Dennis Horazak motioned to deny the fence application for 524 Divine Circle because two different styles would not meet community standards. Harold Engold seconded, all approved and the motion carried.
  - B. Grounds Maintenance – Frank Gallagher led a discussion of the entrance upgrades. (See 8A.)
  - C. COPS Committee: Harold Engold reported two hours of patrolling in January and February, and also 4 hours of volunteer time attending meetings. Orange County has lent our COPS vehicle to another neighborhood while their vehicle is being repaired.
  - D. Neighborhood Watch: Sandy Horazak reported that a neighbor's dog had been taken by a CI resident, but then retrieved by its owner.
  - E. Newsletter: May 1, 2012 is the deadline for the next newsletter.
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 5 delinquent accounts: two at attorney totaling \$2,099, three in mortgage foreclosure totaling \$3,104. CMP will send a welcome packet to the new owners at 13768 Crystal River, and will contact Ken Zook of WLCA concerning the Isenman house status.
8. **Unfinished Business:**
  - A. Frank Gallagher motioned to accept the landscape plan as presented for the entrance areas: 4 Sylvester palms at the front entrance, removal of low vegetation in all four entrance beds, and replacement with about 20 Arbicola Trinett, about 5 Knockout Roses, fresh topsoil, and fertilizer in each bed. Harold seconded, all approved and the motion carried. Harold Engold motioned to complete the entrance area upgrades for a cost not to exceed \$4,000, with the funds to be taken from the reserves. Cookie Symons seconded, all approved and the motion carried. Frank noted that WLCA provides irrigation up to our entrance connections, but that we are responsible for irrigation within our entrances. DPC will be asked for advice about bubbler irrigation for the beds.

B. The Board reviewed options to add solar powered or grid-electrical aeration to the lakes. The issue was then tabled.

**9. New Business:**

A. New Management contract was reviewed and the Board requested several changes which will be completed for the next meeting.

**10. The next board meeting** will be the annual meeting at Connect Realty on May 15, 2012.

**11. Adjournment:** Dennis Horazak moved for adjournment, Harold Engold seconded the motion, and the meeting was adjourned at 8:24 P.M.

Submitted by: \_\_\_\_\_

Approved by: \_\_\_\_\_