

**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 20, 2018 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  
Myron Davis, Treasurer  
Dennis Horazak, Secretary  
Cookie Symons, Director at Large

Also present were Bob Borg, Associa Community Management Professionals; Sandy Horazak, Neighborhood Watch Coordinator and Newsletter Editor; and homeowners Laura Wilson, Judy Scheuplein, Pattie Stacy-Molina, and Gail Strachan.

MEETING SUMMARY

- Call to Order—the meeting was called to order at 6:30 p.m.
  - Certification of Quorum—all directors were present, forming a quorum to conduct business.
  - Proof of Notice—Notice of the meeting was posted in the community as required by Florida Statutes and the Association’s governing documents
1. **Adoption of Agenda** – Dennis Horazak moved and Cookie Symons seconded a motion to approve the amended agenda. The motion passed 5:0.
  2. **Approval of Previous Meeting Minutes**— Bob Conner moved and Cookie Symons seconded a motion to approve the minutes of the January 16, 2018 meeting. The motion passed 5:0.
  3. **Architectural Review Applications**—Harold Engold presented the ARC report, including applications for house paint at 744 and 842 SIW, replacement windows and solar electric panels at 713 Divine Circle, a landscape plan at 726 SIW, new gutters at 744 SIW, new roofs at 744, 768, and 866 SIW, new fences at 800 SIW and 513 Divine Circle, and sod replacement at 600 Divine Circle. The applications were approved and forwarded to the WLCA ARC where they received final approval.
  4. **Covenant Violations/Inspections**—The Board reviewed the March 7th inspection report. The new compliance policy is being followed and the appropriate letters and legal action will be completed per the compliance policy.  
Board members are riding with Bob Borg for the inspections. Bob Borg reviewed three properties that the attorney was given for covenant enforcement: Accounts 105-0198, 105-0583 and 105-0512.
  5. **Grounds Maintenance** – Cookie Symons reported on the wall damage and that the estimates are being finalized for the insurance company for reimbursement to the Association. Our landscaper

plans to cut the pine tree stump to ground level at the rear entrance, and remove the dead bushes surrounding the stump. Dennis Horazak will determine who is responsible for maintaining the land behind odd-numbered homes in the 500 block of Spring Island Way so that large looming dead branches can be removed.

6. **COPS** – Harold Engold reported 4 hours of patrolling, 3 hours of CPR training, and 2 hours of chemical spray training in February. The new OCSO coordinator rode through the neighborhoods and was impressed with Cypress Isles and Waterford Lakes.
7. **Neighborhood Watch** – Sandy Horazak reported that no criminal or suspicious activity occurred in the neighborhood since the last meeting.
8. **Newsletter** — Sandy Horazak reported that the copy deadline for the second quarter 2017 newsletter is May 1<sup>st</sup>.
9. **Management Report**—Bob Borg reported on the February financials, delinquencies and inspections. Dennis Horazak moved and Bob Conner seconded a motion for the attorney to continue the collection process for Account 105-1443. The motion was approved 5:0. The Board agreed to add a “New Owners” committee report to all future agendas.
10. **Welcome Packets** – Pattie Stacy-Molina reported her delivery of a welcome basket to a new owner and preparation of another basket for the next new owner.
11. **Annual Meeting Preparations** – The Annual Meeting will be on May 15, 2018 at 7:00 p.m. in the WLCA Community Building. Dennis Horazak will update annual meeting materials and send them to Bob Borg for mailing to homeowners.
12. The **next board meeting** will follow the annual meeting on May 15, 2017.
13. **Adjournment**— Bob Conner moved and Cookie Symons seconded to adjourn and the meeting was adjourned at 7:25 p.m.

Meeting minutes prepared by Dennis Horazak, Secretary

Minutes approved by the Board of Directors at its meeting on \_\_\_\_\_, 2018.

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President