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 21, 2023 6:30 p.m.

DIRECTORS PRESENT

Harold Engold, President Bob Conner, Vice-president Dennis Horazak, Secretary Cookie Symons, Director at Large

Myron Davis was absent with notice.

Also present were Terina Stevens, Towers Property Management; Sandy Horazak, Neighborhood Watch Coordinator and Newsletter Editor; and homeowners Christina Dones, Frank and Kim Gallagher, Gail Strachan, and Roger Tomkins.

MEETING SUMMARY

- Call to Order—the meeting was called 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— Four of five 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 4:0.
- 2. **Approval of Previous Meeting Minutes** Bob Conner moved to approve the minutes of the January 17, 2023 meeting. The motion was seconded and passed 4:0.

3. Architectural Review Committee

A. **Architectural Review Applications**— Harold Engold presented the ARC report, including applications for replacement driveway sections at 13201 White Cedar Court, foliage landscaping at 927 Spring Island Way, and stone fascia at 819 Spring Island Way. The applications were forwarded to the WLCA ARC.

4. Grounds Maintenance

- **A. Front Entrance Turf** -- Cookie Symons reported that Mitch at United Land Services has been responsive to requests from Cypress Isles, but it would be unwise to begin replacing dead turf before the rainy season starts.
- B. Front Entrance Palm -- A palm at the entrance by 504 SIW wall might be declining. The base of the trunk looks abnormal and many fronds in the lower half of the canopy are dead or dying. Terina contacted United Land Services, who will send Aaron Wilbanks to inspect the palm and recommend possible actions. Terina will forward any recommendations to the board.
- C. **Front Entrance Signage** -- One of the logo panels on the wall in front of 505 Spring Island Way has become partially detached from the wall. The panel was temporarily stabilized with wooden wedges, and Bob Conner plans to reattach the panel with masonry screws.

ci min 03212023.docx	Page 1 of 2	Approved H.E.	
<u> </u>	2	** ====	_

The black aluminum background to the "Cypress Isles" sign in front of 504 SIW has faded in the sun so the original blue paint is showing, and the gold has faded from the "Cypress Isles" letters.

Cookie Symons recommended replacing the black aluminum panels with light colored tiles and painting or replacing the gold lettering and logos with black lettering and logos, so the Cypress Isles entrances would resemble other Waterford Lakes entrances. Cost estimates will be needed for black lettering and logos with light colored tiled backgrounds on all four entrance walls. Dennis Horazak volunteered to contact other neighborhoods that have tiled entrance backgrounds, and Terina Stevens will contact Taylor-Made Signs Inc.

- 5. **Neighborhood Watch** Sandy Horazak reported no criminal or suspicious activity occurred in the neighborhood since the last meeting.
- 6. **Newsletter and Website** Sandy Horazak reported that the copy deadline for the next newsletter will be May 1, 2023.
- 7. **New Owner Welcome Committee** Harold Engold plans to deliver a welcome basket to the new owner at 13749 Crystal River Drive.
- 8. Management Report
 - A. Account 301023 Status -- Terina Stevens reported that the account has been paid the in full.
 - B. Account 303098 Status -- Terina Stevens reported that the lien has been recorded and an Intent to Foreclose letter has been sent. The next step is to file the foreclosure action.
 - C. Account 301035 Status -- Terina Stevens reported that the account has been paid the in full.
 - D. **Trip and Fall Lawsuit** There has been no action on this lawsuit as of March 17th.
 - E. New Attorney Terina Stevens provided information from DHN Attorneys, PA for board consideration as an alternative to Kracht Law Firm. Cookie Symons motioned to approve the engagement agreement with DHN Attorneys, and the motion was seconded and approved 4:0. Terina Stevens will sign the engagement agreement. Kracht Law Firm will continue to handle the cases it has.
- 9. **MRTA Discussion** -- The Florida Marketable Record Title Act (MRTA) requires filing a Notice of Restrictions with Orange County at least once every 30 years after the filing date of the neighborhood Declaration. Bob Conner motioned to direct DHN to file a Notice of Restrictions with Orange County. The motion was seconded and approved 4:0.
- 10. **Unregistered Vehicle** Roger Tomkins noted that an unregistered vehicle has been parked in the driveway at 506 Divine Circle for some time. Terina Stevens will inform WLCA about the unregistered vehicle.
- 11. **Preparations for Annual Meeting -** Dennis Horazak will update annual meeting materials and send them to Terina Stevens for mailing to homeowners.
- 12. The **Annual Meeting** will be on May 16, 2023 at 7:00 PM in the WLCA Community Building. The **next board meeting** will follow the Annual Meeting.

13. Adjournment —With no further business the meeting was adjourned at 7:35 p.m.						
Submitted by <u>Dennis Horazak</u> , approved by	Harold Engold	. May 16, 2023				
Secretary	President	Date				

ci	min	03212023.docx	ľ