

**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 22, 2022 6:30 p.m.

DIRECTORS PRESENT

Harold Engold, President
Bob Conner, Vice-president
Dennis Horazak, Secretary
Myron Davis, Treasurer

Director at Large Cookie Symons was absent with notice.

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

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 the five directors were present, forming a quorum to conduct business.
1. **Approval of Agenda**— Bob Conner moved to approve the agenda. The motion was seconded and passed 4:0.
 2. **Approval of Previous Meeting Minutes**— Dennis Horazak moved to approve the minutes of the January 18, 2022 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 bushes and plants at 726 Divine Circle; repair and repainting of cracks in stucco at 617 Divine Circle; a privacy screen for trash cans at 739 Spring Island Way; and patio pavers at 13215 Spring Haven Court. The applications were approved and forwarded to the WLCA ARC.
 - B. **Covenant Violations/Inspections** -- Manager Terina Stevens reviewed the ARC violation list with the Board.

Account 301031 - An additional reminder letter was sent warning the owner of legal action unless the protruding bush material matter, is corrected. Manager has not heard any response from owner. Dennis Horazak will send new photographs of the area to the manager and board for possible further action.

Account 301047 – The homeowner has not been able to keep his driveway repaired because of frequent incursions by heavy utility vehicles. Terina Stevens will call the county to ask if they will repair the damaged driveway apron.

Harold described the coming WLCA community-wide inspection process with concerns about coordination with neighborhoods.

4. **Grounds Maintenance** – Bob Conner reported that DPC began power washing the entrances on March 21st.

Harold Engold reported that the aeration compressor for the Cedarwood Pond had burned out after two years, and that the air hose had become brittle and was breaking.

Dennis Horazak motioned to replace the compressor with the same model for about \$90. The motion was seconded and approved 4:0.

Dennis Horazak motioned to replace the air hose with a weighted air hose designed for pond aeration for about \$95. The motion was seconded and approved 4:0.

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 there were no new subscription requests for the *Cypress Isles News* after the February edition was mailed to all homes. The copy deadline for the next newsletter will be May 1, 2022. The May issue will be posted on the website and emailed to those requesting email.
7. **New Owner Welcome Committee**— Sandy Horazak reported that Pattie Stacy-Molina has moved out of Cypress Isles, and that no new owners moved in since the last meeting.
8. **Management Report**— Terina Stevens delivered the Manager’s Report including the following items.
 - A. **Account Overpayments** – The Towers accounting department mailed current ledger statements to owners as of January 2022, notifying them there is a credit/overpayment on their account higher than \$160.50 (the correct prepay for the rest of 2022). No owners have responded so far.
 - B. **Robellini Trimming** – The Robellini at the front entrance walls have been trimmed but more trimming is needed. Terina Stevens will contact DPC to request more trimming.
 - C. **Delinquent Account** – The owner of Account 301023 failed to follow his payment plan and has only sent a partial payment. Our attorney filed the foreclosure complaint and summonses have been issued and provided to a process server.
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 17, 2022 at 7:00 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 7:20 p.m.

Submitted by Dennis Horazak, approved by Harold Engold . May 17, 2022
Secretary President Date