

**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 24, 2026

DIRECTORS PRESENT

Harold Engold, President

Bob Conner, Vice-president

Dennis Horazak, Secretary

Christina Dones, Director at Large

Treasurer Myron Davis and Director Cookie Symons were absent with notice.

Also present were Terina Stevens, Towers Property Management, and homeowners Murray Yates, Ed Magnell, and Jacques Vachon.

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 -- Four of the six directors were present, forming a quorum to conduct business.
1. **Adoption of Agenda**— Bob Conner moved to approve the amended agenda. The motion was seconded and approved 4:0.
 2. **Approval of Previous Meeting Minutes**— Dennis Horazak moved to approve the minutes of the January 20, 2026 meeting. The motion was seconded and passed 4:0.
 3. **Architectural Review Committee**
 - A. **Architectural Review Applications** – Harold Engold and Terina Stevens reported the WLCA ARC approval of windows at 719 Cedarwood Court and 939 Spring Island Way, fencing at 612 Divine Circle, paint at 627 Spring Island Way, and a playground at 13749 Crystal River Drive.
 4. **Rear Entrance Turf Restoration** – After considering a Grasshoppers proposal to install 1,200 square feet of sod at the rear entrance for \$4,362, the board also considered buying Bermuda grass seed and using volunteer labor to prepare and seed the rear entrance area and replace ground-level mulch at all entrances with Bermuda grass.
Since new mulch is also needed at all four entrance locations, the board is planning to use volunteer labor to install new mulch on the same day, tentatively scheduled for Saturday April 25th.
The 2026 operating budget includes funding for replacement mulch, and grass seed can be funded by a combination of Landscaping Reserve funds and operating funds.
 5. **New Holiday Decorations** - Replacement holiday decoration discussions were tabled until the May meeting.
 6. **Neighborhood Watch** –Dennis Horazak reported that no criminal or suspicious activity occurred in the neighborhood since the last meeting.
 7. **Newsletter** - Dennis Horazak reported May 1, 2026 as the copy deadline for the next *Cypress Isles News*.

