

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

Board of Directors Meeting

MINUTES

Location: Connect Realty 11513 Lake Underhill Road

May 15, 2012

1. **Call to Order** The meeting was called to order at 7:04 p.m.
2. **Certify Quorum** – The board members present were Frank Gallagher, Dennis Horazak, Harold Engold, Kim Gallagher, Cookie Symons, and Myron Davis. John Tenney was absent. Manager Bob Borg from CMP was also present, as were Neighborhood Watch Coordinator Sandy Horazak, Webmaster Dennis Bode, and two homeowners.
3. **Proof of Notice:** Proof of notice was given.
4. **Adoption of Agenda:** Harold Engold motioned to adopt the Agenda. Cookie Symons seconded, all approved and the motion carried.
5. **Approval of Minutes:** Cookie Symons motioned to approve the minutes of the March 20, 2012 Board Meeting. Harold Engold seconded, all approved and the motioned carried.
6. **Reports of Committees:**
 - A. Architectural Review Committee: Harold Engold reported the following approved applications:
732, 615, and 807 Spring Island Way – all for new roofs
505 Spring Island Way – pool resurfacing and pavers on pool deck
620 Spring Island Way and 713 Cedarwood Court for house painting
713 Cedarwood Court for replacement windows
Dennis Horazak motioned to have our attorney send a violation letter to 524 Divine. Harold Engold seconded, all approved and the motion carried.
 - B. Grounds Maintenance – Frank Gallagher reported that the entrance walls were pressure-washed and sealed, and that the entrance landscaping project was completed for \$2,990, which was \$475 under the original estimate.
 - C. COPS Committee: Harold Engold reported that our patrol car is back after temporary assignment in another neighborhood.
 - D. Neighborhood Watch: Sandy Horazak reported no suspicious activity since the March meeting. Harold Engold reported that overall crime is down in general but burglaries are up, so residents should protect their properties with locks and lights.
 - E. Newsletter: Sandy Horazak reported that August 1, 2012 is the deadline for the next newsletter.
 - F. Website: All present applauded Dennis Bode for the consistently high quality of CypressIsles.org.
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 \$2,255, three in mortgage foreclosure totaling \$3,218.
- 8.
9. **Unfinished Business:**
 - A. The Board reviewed options to add bubblers to the two ponds, estimated to cost about \$5,000 for each pond. Both solar powered and electrical options will be reviewed for 2013 budget considerations.
 - B. Harold Engold motioned to approve the new CMP Management Contract with revisions as presented. Dennis Horazak seconded, all approved and the motion carried.

10. New Business:

- A. The annual meeting was not held as the quorum was not met. Twenty-Four (24) residences of the required 47 were represented either in person (8) or by proxy (16). The Board and current officers agreed to remain as is.
- B. The president will discuss eligibility for serving on the Board, as defined in the By-Laws, with one Board member.

11. The next board meeting will be at Connect Realty on July 17, 2012 at 6:30 p.m.

12. Adjournment: Cookie Symons moved for adjournment, Harold Engold seconded the motion, and the meeting was adjourned at 8:18 p.m.

Submitted by: _____

Approved by: _____