

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

**May 16, 2017 7:00 p.m.**

The Annual Homeowner Meeting and Election of Directors were scheduled for Cypress Isles Homeowners Association, Inc. The purpose of the annual meeting was to elect directors. Only 29 of the required 47 homeowners were represented in person (12) or by proxy (17). This would have been the first annual meeting since 2008 but a quorum was not met.

Bob Borg, LCAM  
Association Manager for Cypress Isles

**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

**May 16, 2017 7:03 p.m.**

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 eight homeowners.

MEETING SUMMARY

- Call to Order—the meeting was called to order at 7:03 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—all directors were present, forming a quorum to conduct business.
1. **Adoption of Agenda** – Bob Conner moved and Dennis Horazak seconded a motion to approve the agenda. The motion passed 5:0.
  2. **Approval of Previous Meeting Minutes**— Dennis Horazak moved and Cookie Symons seconded a motion to approve the minutes of the March 21, 2017 meeting. The motion passed 5:0.
  3. **Designation of Officers and Committees** – The Annual Meeting was not held due to lack of a quorum so the current Board remains. All Board members signed the Board Certification form. Dennis Horazak moved and Cookie Symons seconded to keep all officer positions the same as the previous year:

Harold Engold – President  
Myron Davis – Treasurer  
Cookie Symons – Director at Large

Bob Conner – Vice –President  
Dennis Horazak – Secretary

The motion passed 5:0. Bob Conner moved and Dennis Horazak seconded to keep all committee members the same as the previous year. The motion passed 5:0.

4. **Architectural Review Applications**—Harold Engold presented the ARC report, including approved applications for driveway paint at 720 Spring Island Way, front door paint at 13768 Crystal River Drive, and fence replacement at 13209 Spring Haven Court. All applications were approved and forwarded to the WLCA ARC.

Harold reported that the new WLCA ARC paint book does not affect Cypress Isles because Cypress Isles has its own paint book.

5. **Covenant Violations/Inspections**—Manager Bob Borg reported that six homeowners have outstanding violations after two notices. Following the new Architectural Compliance Policy, appropriate letters will be sent and legal action will be pursued. Owner accounts 105-0512, 105-0583, 105-0774, 105-0981, 105-1812, and 132-0174 will receive letters from our attorney.
6. **Grounds Maintenance** – Cookie Symons will contact DPC about distressed crotons at the entrances. New plants will be installed when the rainy season starts. The Cedarwood Pond aerator has been out of service for two months. The pump will be repaired again at no cost to the association.
7. **COPS** – Harold Engold reported 5 hours of patrolling in April along with the quarterly meeting. The COPS members were given radios to use in place of the phones.
8. **Neighborhood Watch** – Sandy Horazak reported that no criminal or suspicious activity occurred in the neighborhood since the last meeting.
9. **Newsletter and Website** — Sandy Horazak reported that the copy deadline for the next newsletter will be August 1<sup>st</sup>.
10. **Speed Hump Study** – Laura Wilson reported that the project is moving forward. Ballots will be sent to all Spring Island Way residents, requiring 66% approval to pass. The speed humps will be fully funded by Orange County.
11. **Management Report**— Bob Borg reported on the April financials, delinquencies and inspections.
12. **Condolences** – all in attendance expressed their condolences to Cookie Symons on the recent loss of her mother.
13. The **next board meeting** will be on July 18, 2017.
14. **Adjournment**— Dennis Horazak moved to adjourn and the meeting was adjourned at 7:59 p.m.

Meeting minutes prepared by Dennis Horazak, Secretary

Minutes approved by the Board of Directors at its meeting on \_\_\_\_\_, 2017.

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President