

**ANNUAL MEETING OF THE
WATERFORD LAKES TRACT N-25A NEIGHBORHOOD ASSOCIATION, INC.
(CYPRESS ISLES)
May 16, 2023 7:04 p.m.**

**Notice:
These Draft Minutes are not official until approved by a majority vote of the Directors
at an official meeting.**

The Annual Homeowner Meeting with Election of Directors was scheduled for Cypress Isles Homeowners Association, Inc. The purpose of the annual meeting was to elect directors. However, only 21 of the required 47 homeowners were represented in person (8) or by proxy (13). This would have been the first annual meeting since 2008 but a quorum was not met.

Terina Stevens
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, 2023 7:05 p.m.

DIRECTORS PRESENT

Harold Engold , President
Bob Conner, Vice-president
Dennis Horazak, Secretary
Cookie Symons, Director at Large
Treasurer Myron Davis was absent with notice.

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

MEETING SUMMARY

- Call to Order—the meeting was called to order at 7:05 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 Previous Meeting Minutes**— Dennis Horazak moved to approve the minutes of the March 22, 2022 meeting. The motion was seconded and passed 4:0.
 2. **Designation of Officers and Committees** – The Annual Meeting was not held due to lack of a quorum, so the current Board remains. Dennis Horazak moved to retain the current officers and committee members. The motion was seconded and approved 4:0.
Christina Dones expressed an interest in joining the board, and Cookie Symons motioned to appoint Christina Dones to the board. The motion was seconded and approved 4:0.

The 2023 Board of Director positions are: President Harold Engold, Vice-president Bob Conner, Secretary Dennis Horazak, Treasurer Myron Davis, and Directors-at-Large Cookie Symons and Christina Dones. Terina Stevens will send Christina all necessary materials for board membership

including the link to an online board member training course.

Committee appointments are Cookie Symons and Harold Engold, Architectural Review Committee; Cookie Symons, Ground Maintenance Committee; Sandy Horazak and Cookie Symons, Neighborhood Watch; Sandy Horazak, Newsletter; and Dennis Horazak, Website.

3. **Architectural Review Committee** -- Harold Engold presented the ARC report, including applications for a fence at 745 Spring Island Way, bricks added to increase the height of a brick visual barrier to hide trashcans at 702 Divine Circle, and a replacement pool screen enclosure at 824 Spring Island Way. These applications were approved and forwarded to the WLCA ARC.
4. **Grounds Maintenance** – Terina Stevens reported receiving a proposal from United Land Services to treat four Sylvester Palms at the southwest entrance for \$1,280. Terina plans to examine this proposal further and request a proposal from Grasshoppers to replace United Land Services. Cypress Isles has been disappointed with the performance of United Land Services and Grasshoppers is the landscaping company for WLCA and several surrounding communities.
5. **Neighborhood Watch** – Sandy Horazak reported no criminal or suspicious activity occurred in the neighborhood since the last meeting.
6. **Newsletter** - Sandy Horazak reported the copy deadline for the next newsletter will be August 1st.
7. **New Owner Welcome Committee** -- Harold Engold delivered welcome baskets to new owners at 548 Divine Circle and 13749 Crystal River Drive.
8. **Management Report**— Terina Stevens reported that delinquent Accounts 303098 and 303137 are at the attorney and being monitored. Requests for status reports on Account 303098 and the trip-and-fall lawsuit have not been answered.

The DHN Attorney engagement letter was signed by management and sent to DHN as the new law firm, and all future association legal matters will be directed to them. All Cypress Isles governing documents were sent to DHN to facilitate their work on the MRTA process. DHN will notify Cypress Isles sometime in May or June with further MRTA information.

Two companies responded to requests for proposals to refurbish the four entrance monuments. FastSigns proposed to replace all lettering and graphic logos and replace the black aluminum backplates with tile for \$26,980. Taylor Made Signs proposed to replace all lettering and graphic logos for \$6,000 and suggested repainting the black aluminum backplates. Terina plans to ask Vice Painting for a proposal to paint the four backplates with flat black paint.

9. **New Business** -- Christina Dones announced that she wants to work to amend the WLCA Declaration to regulate boat sizes instead of prohibiting them altogether. Dennis Horazak volunteered to collaborate with Christina on this effort.
10. **Hancock Lone Palm Road Extension** – Frank Gallagher and Dennis Horazak presented Orange County plan to complete the connection of Hancock Lone Palm Road from Colonial Road to Waterford Chase Parkway. The connection will affect traffic on Waterford Chase Parkway and Lake Underhill Rd. The project is expected to start in 18-24 months and take two years to finish.
11. The **next board meeting** will be July 18, 2023 at 6:30 p.m. in the WLCA Community Center.
12. **Adjournment**— With no further business the meeting was adjourned at 8:05 p.m.

Submitted by Dennis Horazak, approved by _____ . _____
Secretary President Date