

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

Board of Directors Organizational Meeting

MINUTES

Location: Discovery Middle School

May 17, 2011

Call to order: Frank Gallagher called the meeting to order at 7:02 p.m.

Quorum: A quorum was not met for an annual meeting. With 140 homeowners the required number for a quorum is 42, but only 10 proxies and 6 homeowners were present. Board members present were Frank Gallagher, Dennis Horazak, Cookie Symons, Kim Gallagher, Harold Engold and Myron Davis. John Tenney was absent.

Notice: Manager Bob Borg confirmed that the Annual Notices were mailed out at least 14 days before the meeting date.

Election: Because there was not a quorum present for an election, the current Board will remain and serve until next year's annual meeting.

Frank Gallagher – President
John Tenney – Vice-President
Myron Davis – Treasurer
Dennis Horazak – Secretary
Cookie Symons – Director
Harold Engold – Director
Kim Gallagher - Director

Adjournment: Dennis Horazak made a motion to adjourn the Annual meeting. Harold Engold seconded, all approved and the motion carried. The meeting adjourned at 7:06 p.m.

Submitted by: _____

Approved by: _____

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May 17, 2011

- 1. Call to Order** – The meeting was called to order at 7:06 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. Also present were Neighborhood Watch Coordinator Sandy Horazak, Website Manager Dennis Bode and Manager Bob Borg from CMP.
- 3. Proof of Notice:** Proof of notice was given.
- 4. Adoption of Agenda:** Harold Engold motioned to accept agenda, Cookie Symons seconded and the motion carried unanimously.
- 5. Approval of Minutes:** Cookie Symons motioned to approve the minutes of the March 15, 2011 Board meeting. Dennis Horazak seconded and the motion carried unanimously.
- 6. Reports of Committees:**

- A. Architectural Review Committee: Harold Engold reported that one Architectural Review Application was submitted for a roof at 606 Divine Circle. Cookie Symons and Bob Borg conducted a ride-through inspection on May 9, 2011. The board reviewed the ARC violations and approved violation letters to be sent as instructed
 - B. Grounds Maintenance Committee: John Tenney was appointed as Grounds Maintenance Committee chairperson. Frank Gallagher repaired the front entrance signs that had been vandalized. Kim Gallagher will investigate which plants and flowers are best suited for the front entrance areas.
 - C. COPS Committee: Harold Engold reported four hours of patrolling in March and April, covering 27 miles. Patrols also checked both schools and the shopping plaza at Lake Underhill Rd. and Alafaya Trail. Harold also reported that he attended the Police Conference on gangs and provided information that will be posted on the Cypress Isles website.
 - D. Neighborhood Watch: Sandy Horazak reported no suspicious activity in Cypress Isles since the March meeting, but several incidents in Jade Forest were sent to Block Captains and posted on our website.
 - E. Newsletter: Sandy Horazak reported that the copy deadline for the next Newsletter is August 1, 2011.
7. **Report of the Association Manager:** The manager's report was accepted as presented. CMP reported that the new lake maintenance is \$19.00 a month less than the previous company. As of April 30, 2011 there is one account at the attorney for collection, two accounts in mortgage foreclosure, and three accounts with Intent to Lien. The board asked CMP to send the account for 744 Spring Island Way to the attorney for collection.
8. **Unfinished Business:**
- A. Frank Gallagher will check with WLCA on the Status of 939 Spring Island Way.
 - B. There was no report on the sales status (sale pending) of 13737 Crystal River Drive.
9. **New Business:**
- A. The delinquent account at 719 Divine Circle is being monitored even though its owners cannot be located. CMP will contact our attorney to resolve the charges for monitoring this account.
 - B. The Board asked CMP to obtain quotes from insurance companies combining Liability and D&O policies before July, 2011.
 - C. Cookie Symons reported that Aquatic Weed Control is doing a good job and is reporting back to her with what services are being completed each month.
10. **The next board meeting** will be July 19, 2011.
11. **Adjournment:** Dennis Horazak moved for adjournment, Harold Engold seconded the motion, and the meeting was adjourned at 8:17 p.m.

Submitted by: _____

Approved by: _____