

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

May 17, 2016

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 22 of the required 47 homeowners were represented in person (9) or by proxy (13). 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 17, 2016 6:30 p.m.

DIRECTORS PRESENT

Harold Engold, President

Myron Davis, Treasurer

Dennis Horazak, Secretary

Cookie Symons, Director at Large

Vice-president Bob Conner

Also present were Bob Borg , Associa Community Management Professionals; Sandy Horazak, Neighborhood Watch Coordinator and Newsletter Editor; and four homeowners.

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—All five directors were present, forming a quorum to conduct business.
1. **Adoption of Agenda** – Dennis Horazak moved and Cookie Symons seconded a motion to approve the agenda with adjustments. 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 meeting on March 15, 2016. The motion passed 5:0.
 3. **Designation of Officers and Committees** -
 - A. Board officers- Cookie Symons moved and Bob Conner seconded a motion to have current Board officers hold positions until 2017 elections. The motion passed 5:0.
 - B. Committees- Dennis Horazak moved and Bob Conner seconded a motion to have current committee members remain as is. The motion passed 5:0.
 4. **Auto Maintenance Issue** – Account 134-4370 is a rental unit where the tenants have been performing major automobile maintenance including engine removal in the driveway and advertising the repaired cars for sale. These activities appear to be in violation of WLCA CC&R, Article IX, Sections 1-G and 1-N, respectively. (See Attachments A and B.) CMP will contact Orange County Code Enforcement for possible violations.

5. **Entrance Tree Removal** – Four oak trees planted by the developer in the Cypress Isles easement in front of 504 Spring Island Way have begun impinging on the homeowner’s foundation and roof. Dennis Horazak moved and Cookie Symons seconded a motion to approve \$2,700 from reserve accounts for Dependable Property Care to remove the four trees, haul away debris, and grind the stumps to ground level. The motion passed 5:0.
6. **Architectural Review Applications**—Harold Engold presented the ARC report, including approved applications for painting at 623 and 600 Divine Circle, 13214 Spring Haven Court, 13213 White Cedar Court, and 756 Spring Island Way. Gutters were approved for 713 Divine Circle but the out building proposed at 825 Spring Island Way was denied. All decisions were made by the WLCA ARC.
7. **Covenant Violations/Inspections**—The board reviewed the September 14 inspection report, resulting in the following actions:
 - A. Account 134-4370 – Board requested that CMP contact Code Enforcement about the possible code violation of operating a business at home.
 - B. Account 105-1812 – Cookie Symons moved and Dennis Horazak seconded to process the \$400 cost deposit for mediation lawsuit because of non-compliance with covenant documents. . The motion passed 5:0.
 - C. CMP will close all violations related to lease documentation, update the owner of Account 131-5435, and correct the violation description at Account 105-0871.
8. **Grounds Maintenance** –Cookie Symons reported that Dependable Property Care replaced the dead bushes behind 939 Spring Island Way; that DPC replaced the crotons at the front entrances with sun-resistant crotons; and that the Cedarwood pond aerator is working.
9. **COPS** – Harold Engold reported over 5 hours of patrolling in April.
10. **Neighborhood Watch** – Sandy Horazak reported no crime activity since the last meeting but a few suspicious solicitation attempts.
11. **Newsletter & Website** — Sandy Horazak reported that the next newsletter will be published in August 2016, emailed to subscribers and posted on our website.
12. **Management Report**—Bob Borg presented the management report.
 - A. Bob Conner moved and Dennis Horazak seconded to file a lien against Account 134-4370, which has been delinquent since May 2015. The motion passed 5:0.
 - B. Dennis Horazak moved and Cookie Symons seconded to file a claim of lien against Account 105-0224, which defaulted on their payment plan. The motion passed 5:0.
 - C. Cookie Symons moved and Dennis Horazak seconded to send account numbers Account 105-1184 and 105-1029 to the attorney for collections. The motion passed 5:0.
 - D. CMP will send another late notice to Account 105-0525.
 - E. CMP will check the status of Account 105-0318.
 - F. The proposed date for removal of holiday lights will not be addressed at this time.
13. The **next board meeting** will be at 6:30 p.m. on July 19, 2016 at the WLCA community Center.
14. **Adjournment**—Dennis Horazak moved to adjourn and the meeting was adjourned at 8:40 p.m.
Meeting minutes prepared by Dennis Horazak, Secretary
Minutes approved by the Board of Directors at its meeting on _____, 2016.

President

Attachment A – Vehicle Parking: (WLCA CC&R, ARTICLE IX, Section 1-G)

The Board of a Neighborhood Association may from time to time promulgate rules which restrict, limit or prohibit the use of any driveway or parking area which may be in front of, adjacent to or part of any Unit as a parking place for personal passenger vehicles, commercial vehicles, trailers, recreational vehicles, self-propelled motor homes, motorcycles and boats. Such rules, if and when promulgated, shall have the same force and effect as if promulgated and initially made a part of this Declaration. Overnight parking or storage of trucks or commercial vehicles in excess of one-half ton rated capacity is prohibited. No unregistered or inoperable motor vehicle or trailer of any kind may be disassembled, serviced or repaired on the Properties in such manner as to be visible from any point on adjacent property or the street.

The following initial rules have been adopted by the Board:

A. Prohibited Vehicle – No “Prohibited Vehicle” shall be parked or stored on any of the Common Properties of Common Areas or on any portion of a Lot which is visible from any of the Common Properties or Common Areas or from any road or other Lot within the Property. For purposes of this Section, a “Prohibited Vehicle” is:

- (1) A truck (except a ½-ton pickup truck which has no camper top, bed enclosure or other appendage attached to it), delivery van, service van or bus;
- (2) A commercial vehicle (i.e., one not designed and used for normal personal / family transportation) and any vehicle bearing lettering, graphics or other commercial insignia, except if such lettering, graphics or insignia is/are completely covered with a magnetic or other type covering of the same color as the vehicle;
- (3) A recreational vehicle (RV) including a camper, mobile or motor home, all terrain vehicle (ATV or ATC) or dune buggy;
- (4) A trailer of any type;
- (5) A boat; or
- (6) A derelict vehicle, including a vehicle with no current license plate or a vehicle incapable of self-propulsion.

B. Non-resident/visitor parking: While parking within the Properties, non-residents and visitors shall follow all parking rules and regulations.

Attachment B –Business (WLCA CC&R, ARTICLE IX, Section 1-N)

Business: Except where indicated on the Master Plan (as amended from time to time and except as allowed by Article IX, Section 1, Paragraph A), no trade or business will be conducted or carried on upon the Properties or in any building or other structure erected thereon, except that an Owner or occupant residing in any Unit may conduct business activities within the Unit so long as: (a) the existence or operation of the business activity is not apparent or detectable by sight, sound, or smell from outside the Unit; (b) the business activity conforms to all zoning requirements for the Properties; (c) the business activity does not involve persons coming onto the Properties who do not reside in the Properties or door-to-door solicitation of residents of the Properties; and (d) the business activity is consistent with the residential character of the Properties and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of the Properties, as may be determined in the sole discretion of the Board.

The terms “business” and “trade,” as used in this provision, shall be construed to have their ordinary, generally accepted meanings, and shall include, without limitation, any occupation, work or activity undertaken on an ongoing basis which involves the provision of goods or services to persons other than the provider’s family and for which the provider receives a fee, compensation, or other form of consideration, regardless of whether: (i) such activity is engaged in full or part time; (ii) such activity is intended to or does generate a profit; or (iii) a license is required therefore. Notwithstanding the above, the leasing of a Unit shall not be considered a trade or business within the meaning of this section. This section shall not apply to any activity conducted by the Declarant with respect to its development and sale of the properties or its use of any Units which it owns within the Properties, including the operation of a timeshare or similar program.