

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

Board of Directors Organizational Meeting

MINUTES

Location: Connect Realty, 11555 Lake Underhill Road

May 18, 2010

1. **Call to Order** – The meeting was called to order at 7:44 P.M.
2. **Certify Quorum** – The board members present were John Tenney, Ron Wiley, Dennis Horazak, Harold Engold, Cookie Symons and Myron Davis. Also present were Neighborhood Watch Coordinator Sandy Horazak, Manager Judith Meldrum and 4 homeowners.
3. **Proof of Notice:** Proof of notice was given.
4. **Adoption of Agenda:** Dennis Horazak requested to add item 10 a. - Donation for Meeting Room. Cookie Symons motioned to approve the agenda with that change. Ron Wiley seconded and the motion carried.
5. **Approval of Minutes:** John Tenney made a motion to accept the minutes of the March 16 Board Meeting as is. Dennis Horazak seconded the motion and the motion was carried.
6. **Election of officers:** Harold Engold motioned for the directors who were officers to retain their current positions. Dennis Horazak seconded and the motion carried. Kim Gallagher volunteered to serve on the board, replacing Bob Hopper who resigned. John Tenney motioned to appoint Kim Gallagher to the board of directors as Director at Large. Harold Engold seconded and the motion carried.
7. **Bank signature cards:** The signature cards will remain the same.
7. **Committee Appointments:**
 - a. **Architectural Review Committee:** Harold Engold and Cookie Symons agreed to stay on the ARC.
 - b. **Grounds Maintenance Committee:** Ron Wiley will stay as chairperson.
 - c. **COPS Committee:** Harold Engold will remain as coordinator.
 - d. **Neighborhood Watch:** Sandy Horazak will continue as coordinator.
 - e. **Newsletter:** Sandy Horazak will continue as editor.
8. **Report of the Association Manager:** The manager's report was accepted as is. Judith announced that she has accepted another position and will no longer be our manager, but that she will try to ensure that her replacement has the experience needed to work with Cypress Isles. We will meet the new manager and the manager's supervisor at the July meeting.
9. **Unfinished Business:** During the month of April, the board of directors decided by e-mail to pay the Carol King bill from January 2010 for the mulch and annuals. The board had disputed the bill and Ron Wiley made a good faith effort at a negotiated settlement, but Carol King replied with email that is attached to these minutes.
10. **New Business:**
 - a. **Donation for Meeting Room:** Dennis Horazak passed around an envelope for donations to give to Connect Realty for the use of their meeting room. The building owner had requested \$45 per meeting for the larger room and \$25 per meeting for the smaller room. The board donated \$45 for tonight's

meeting. John Tenney offered to host the July meeting for free at his office at Office Suites Plus at 1802 Alafaya Trail, and the board accepted his offer.

b. Replacement Annuals at Front Entrance: As Chair of the Grounds Maintenance Committee, Ron reported that the sickly flowers at the west/south/front entrance will be replaced with healthier plants.

Adjournment – John Tenney moved for adjournment, Harold Engold seconded the motion, and the meeting was adjourned at 8:31 P.M.

Submitted by: _____

Approved by: _____

Attachment: Email from Carol King to Ron Wiley

From: Bruce Bachand <<mailto:bruce@carolkingscapes.com>>

To: rdwiley@cfl.rr.com

Sent: Thursday, April 22, 2010 10:17 AM

Subject: Cypress Isles Related E-mail

Mr. Wiley,

Unfortunately I know much more about the H. O. A. you lead than I otherwise should. Your BOD's efforts to circumvent the verbiage of our contract have forced staff here to brief me constantly on your efforts to avoid payment. After several previous reviews I concluded that we are owed payment in full for the mulch work contractually provided to Cypress Isles. Toward that end I previously instructed staff to take all necessary steps to collect said payment, including interest as this matter needlessly drags on.

The residents of the community will no doubt love paying our interest fees and collection costs.

Further I would caution you to tread carefully in suggesting that you might impugn the reputation of our fine company. As you must know there are available remedies that protect companies like ours from the type of activity your e-mail implies and we would not hesitate to use our substantial resources to protect ourselves and the reputation we have achieved in 50 plus years of business. Be assured that we will be watching and carefully listening.

Bruce Bachand

Vice President/COO

Carol King Landscape Maintenance, Inc.

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