

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

**May 18, 2021 7:05 p.m.**

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 20 of the required 47 homeowners were represented in person (5) or by proxy (15). 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 18, 2021 7:06 p.m.**

DIRECTORS PRESENT

Harold Engold , President  
Bob Conner, Vice-president  
Dennis Horazak, Secretary  
Myron Davis, Treasurer

Director at Large Cookie Symons was absent with notice.

Also present were Terina Stevens, Towers Property Management; Sandy Horazak, Neighborhood Watch Coordinator and Newsletter Editor; and homeowner Gail Strachan.

MEETING SUMMARY

- Call to Order—the meeting was called to order at 7:06 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 Agenda**— Dennis Horazak moved to approve the agenda. The motion was seconded and passed 4:0.
  2. **Approval of Previous Meeting Minutes**— Dennis Horazak moved to approve the minutes of the March 16, 2021 meeting. The motion was seconded and passed 4:0.
  3. **Designation of Officers and Committees** – The Annual Meeting was not held due to lack of a quorum, so the current Board remains. Harold Engold moved to retain the current officers and committee members. The motion was seconded and approved 4:0. The 2021 Board of Director positions are: President Harold Engold, Vice-president Bob Conner, Secretary Dennis Horazak, Treasurer Myron Davis, and Director-at-Large Cookie Symons.

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; Dennis Horazak, Website; and Pattie Stacy-Molina, Welcome Committee.

#### 4. **Architectural Review Committee**

- A. **Architectural Review Applications**— Harold Engold presented the ARC report, including approved applications for front door replacement at 769 Spring Island Way; paint at 629 Divine Circle and 720 Spring Island Way; driveway staining at 720 Spring Island Way; and replacement windows at 807 Spring Island Way. All applications were approved and forwarded to the WLCA ARC.
- B. **Covenant Violations/Inspections** -- Manager Terina Stevens reviewed the ARC violation list with the Board. Appropriate letters will be sent and legal action will be pursued.

#### 5. **Grounds Maintenance**

- A. **Entrance Pillar Refurbishing** -- Harold Engold motioned to approve \$1,200 for Dependable Property Care to repair and paint all 12 entrance wall caps, to be paid from the masonry reserve account. The masonry reserve account has a current balance of \$3,191. The motion was seconded and approved 4:0.
- B. **Silver and Gold Lettering** – Homeowner Ed Magnell reported earlier that the “Cypress Isles” lettering at the rear entrance was silver on the east wall and gold on the west wall, while all lettering is gold at the front entrance. The silver lettering was installed as part of the 2019 east wall repair after it was hit by a car. No action was taken at this time.
6. **Neighborhood Watch** – Sandy Horazak reported that no criminal or suspicious activity occurred in the neighborhood since the last meeting.
7. **Newsletter and Website** — Sandy Horazak reported that the copy deadline for the next newsletter will be August 1<sup>st</sup>.
8. **New Owner Welcome Committee**— Sandy Horazak reported that Pattie Stacy-Molina delivered welcome baskets to new owners at 712 Cedarwood Court, 713 Spring Island Way, and 745 Spring Island Way.
9. **Management Report**— Terina Stevens asked for resolution of a balance sheet entry showing that the Reserve account has owed the Operating account \$6,360 since 2016. Myron Davis motioned to transfer \$6,360 from the Reserve account to the Operating account. The motion was seconded and approved 4:0.
10. **Revised Parking Rules** – Dennis Horazak motioned to approve revised vehicle parking rules for Cypress Isles based on rules in the WLCA Declaration, updated to reflect current vehicle weight classifications and allow temporary parking. After some discussion the motion was seconded and approved 4:0. The revised rules are attached to these minutes and will be mailed to all Cypress Isles homeowners along with Orange County rules for street parking.
11. **707 Woodbury Questionnaire Results** – Harold Engold and Dennis Horazak reported the results of a questionnaire from the WLCA 707 Woodbury Ad Hoc Committee about purchasing the 1.8-acre parcel at the southeast corner of Lake Underhill and Woodbury roads. Forty-two of Cypress Isles’ 140 homeowners responded to the questionnaire, with 54% in favor of buying the property and 46% against the purchase. Of those in favor of the purchase, 88% wanted to leave the property as is or convert it into a park. For comparison, only 16 of the 25 Waterford Lakes neighborhoods responded to the questionnaire with an average of 9.4 replies per neighborhood, about half of which were in favor of the purchase.

According to WLCA by-laws, the land purchase would require approval by a majority of WLCA Board members and affirmative votes representing at least 2/3 of the 3,104 Waterford Lakes homeowners. The 707 Woodbury Ad Hoc Committee is planning to present a slideshow to neighborhood presidents in June or July.

12. The **next board meeting** will be July 20, 2021.

13. **Adjournment**— With no further business the meeting was adjourned at 8:10 p.m.

Submitted by Dennis Horazak, approved by Harold Engold . July 20, 2021  
Secretary President Date

ATTACHMENT

Cypress Isles Vehicle Parking Rules – Effective \_\_\_\_\_, 2021

A. **Prohibited Vehicles** – Except for the situations described below in “Temporary Parking” and “Non-resident and Visitor Parking,” no “Prohibited Vehicle” shall be parked or stored on any of the Common Properties or 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.

A “Prohibited Vehicle” is:

- (1) A bus;
- (2) Any vehicle over 15,000 lbs GVWR;
- (3) 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;
- (4) A tow truck, box van, cutaway van chassis, flatbed truck or tractor unit;
- (5) An all-terrain vehicle (ATV or ATC) or dune buggy;
- (6) A recreational vehicle (RV) including: motorized RVs (bus conversion RV, Class A, Class B, or Class C RV, or camper van) and non-motorized RVs (fifth wheel RV, travel trailer, hybrid trailer, pop-up / tent camper, truck camper, teardrop camper, or toy hauler);
- (7) A mobile home or tiny home;
- (8) A trailer of any type;
- (9) A boat or personal watercraft such as Jet Ski, WaveRunner, or Sea-Doo; or
- (10) A derelict vehicle, including a vehicle with no current license plate or a vehicle incapable of self-propulsion.

B. **Temporary Parking:** Recreational vehicles, boats, watercraft, and trailers for transporting vehicles may be parked on owners’ properties for 3 business days to prepare for use and 3 business days after use to prepare for storage. Owners needing more time must obtain permission from the Community Manager or the Board.

C. **Non-resident and Visitor Parking:** Non-residents and visitors shall follow all parking rules and regulations while parking within the Properties. Owners requiring temporary exceptions for their guests must obtain permission from the Community Manager or the Board.

Adopted by the Board of Directors of Cypress Isles HOA (Waterford Lakes Tract N-25A)

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Board Officer	Position	Effective Date
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