

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

May 19, 2026 5:31 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 25 of the required 47 homeowners were represented in person (6) or by proxy (19). 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 19, 2026

DIRECTORS PRESENT

Harold Engold, President

Bob Conner, Vice-president

Dennis Horazak, Secretary

Christina Dones, Director at Large

Director at Large Cookie Symons and Treasurer Myron Davis were absent with notice.

Also present were Terina Stevens, Towers Property Management, and homeowners, Ed Magnell, Murray Yates, and Dennis Bode.

MEETING SUMMARY

- Call to Order—the meeting was called to order at 5:30p.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 six directors were present, forming a quorum to conduct business.
1. **Adoption of Agenda**— Dennis Horazak moved to adopt the agenda. The motion was seconded and approved 4:0.
 2. **Approval of Previous Meeting Minutes**— Dennis Horazak moved to approve the minutes of the March 24, 2026 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. Dennis Horazak moved to retain the current officers and committee members. The motion was seconded and approved 4:0.

The 2026 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.

4. Committee appointments are
Cookie Symons and Harold Engold, Architectural Review Committee;

Cookie Symons, Ground Maintenance Committee;
Christina Dones, New Owner Welcome Committee;
Sandy Horazak and Cookie Symons, Neighborhood Watch;
Sandy Horazak, Newsletter; and
Dennis Horazak, Website.

5. **Architectural Review Committee** - Harold Engold reported the WLCA approval of paint at 756 Spring Island Way and application disapprovals for driveway modifications at 13762 Crystal River Drive and a fence at 529 Spring Island Way.
6. **Grounds Maintenance Committee**
 - A. **Mulch Installation and Grass Seeding** - Harold Engold reported that six board members and spouses spread 113 bags of pine bark nuggets around the flower beds at both entrances on April 25th, and that the grass that was seeded at both entrances is doing well.
 - B. **WLCA Tract Maintenance** - Harold Engold reported that the pond access easement between 903 and 909 Spring Island Way (Plat 37 Page 85 Tract Q) had not been maintained until he contacted WLCA about their responsibility to maintain it. WLCA is now maintaining the tract.
7. **Neighborhood Watch** –Dennis Horazak reported that no criminal or suspicious activity occurred in the neighborhood since the last meeting.
8. **Newsletter** - Dennis Horazak reported August 1, 2026 as the copy deadline for the next *Cypress Isles News*.
9. **New Owner Welcome Committee** -- Christina Dones reported no new owners since the last meeting.
10. **Management Report**— Terina Stevens reported that no homeowners are at the attorney.
11. **New Holiday Decorations** -- Christina Dones plans to display American flags at both entrances for Memorial Day, Independence Day, and Labor Day. Dennis Horazak is working with Cookie Symons to select and purchase new holiday wreaths and garlands for both entrances.
12. **Streetlight and Mailbox Maintenance** - Murray Yates noted that there a numerous streetlight poles within the community that have serious surface deterioration and several mailboxes need cleaning. Bob Conner reported that Duke Energy is planning to refurbish our neighborhood streetlighting at some time in the future. Postal workers seem uninterested in cleaning the mailboxes so Murray plans to clean the one near his house.
13. The **next board meeting** will be July 21, 2026 at 5:30 p.m. in the WLCA Community Center.
14. **Adjournment**— With no further business Christina Dones motioned to adjourn and the meeting was adjourned at 5:58 p.m.

Submitted by Dennis Horazak, approved by /s/Harold Engold, 7/21/26
Secretary President Date