

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

Annual Members Meeting

MINUTES

Location: Connect Realty

May 20, 2014

The Annual Homeowner Meeting and Election of Directors were scheduled for Cypress Isles Home Owners Association, Inc. The purpose of the annual meeting was to elect directors. Twenty-Four (24) residences of the required 47 were represented in person (6) or by proxy (18). 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 Organizational Meeting

MINUTES

Location: Connect Realty

May 20, 2014

1. **Call to Order:** The meeting was called to order at 7:02 P.M.
2. **Certify Quorum:** The board members present were Dennis Horazak, Bob Conner, Harold Engold, Myron Davis and Cookie Symons.
3. **Proof of Notice:** Proof of notice was given.
4. **New Business:**
 - A. The board accepted the resignations of Frank Gallagher and Kim Gallagher and thanked them for their service.
 - B. Cookie Symons motioned to have the following serve as Officers and Directors for the Cypress Isles HOA effective May 20, 2014 :
 - Harold Engold – President
 - Bob Conner - Vice President
 - Myron Davis – Treasurer
 - Dennis Horazak – Secretary
 - Cookie Symons – DirectorDennis Horazak seconded, all approved and the motion carried.
5. **Adjournment:** Dennis Horazak moved for adjournment, Bob Conner seconded the motion, and the meeting was adjourned at 7:04 P.M.

Submitted by: _____ Dennis Horazak

Approved by: _____

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

Board of Directors Meeting

MINUTES

Location: Connect Realty

May 20, 2014

- 1. Call to Order:** The meeting was called to order at 7:04 P.M.
- 2. Certify Quorum:** The board members present were Dennis Horazak, Bob Conner, Harold Engold, Myron Davis and Cookie Symons. Also present were Manager Bob Borg from CMP, Neighborhood Watch Coordinator Sandy Horazak, 3 homeowners, and 2 guests.
- 3. Proof of Notice:** Proof of notice was given.
- 4. Adoption of Agenda:** Harold Engold motioned to accept the agenda as presented. Dennis Horazak seconded, all approved and the motion carried.
- 5. Approval of Minutes:** Dennis Horazak motioned to approve the minutes of the January 21, 2014 Board Meeting. Bob Conner seconded, all approved and the motioned carried.
- 6. Reports of Committees:**
 - Architectural Review Committee: Harold Engold reported that three applications were received since the last meeting and approved:
 - 505 Spring Island Way – landscape
 - 932 Spring Island Way – paint
 - 13219 White Cedar - paint
 - A. Grounds Maintenance – Cookie Symons reported that the Cedarwood pond has weeds and scum building up and needs aeration.
 - B. COPS Committee: Harold Engold reported that four (4) hours of patrols were completed during April and May, and that a new applicant was being vetted.
 - C. Neighborhood Watch: Sandy Horazak reported that no activity occurred since the last meeting.
 - D. Newsletter: Sandy Horazak reported that the next newsletter deadline is August 1, 2014.
 - E. Website: Dennis Horazak has the website up and running.
 - F. Harold Engold proposed that all committee assignments remain unchanged from last year, and the board agreed.
- 7. Report of the Association Manager:** The manager's report was accepted as presented. CMP reported on the financials, delinquencies and violations. Cypress Isles has 14 delinquent accounts: one bankruptcy totaling \$1,828, four Intent to Lien notices totaling \$762 and nine late notices totaling \$3,962. The Board requested that another collection reminder be sent to #1050224, stating that if no money is received, the attorney will send an intent-to-lien notice.
- 8. Unfinished Business:**
 - A. The Board will continue to review the aeration project for the Cedarwood pond at the next meeting.
 - B. Message Boards were reviewed and the Board decided to not move forward at this time.
- 9. New Business:**
 - A. Cookie Symons motioned to purchase two new meeting notice signs. Dennis Horazak seconded, all approved and the motion carried.
- 10. The next board meeting** will be on July 21, 2014 at Connect Realty.

11. Adjournment: Dennis Horazak moved for adjournment, Cookie Symons seconded the motion, and the meeting was adjourned at 7:52 P.M.

Submitted by: _____ Dennis Horazak

Approved by: _____