

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

Board of Directors Meeting

MINUTES

Location: Connect Realty

May 21, 2013

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, Frank Gallagher, Bob Conner, Harold Engold, Myron Davis, Kim Gallagher and Cookie Symons. Manager Bob Borg from CMP, Neighborhood Watch Coordinator Sandy Horazak, and webmaster Dennis Bode were also present along with homeowners Gail Strachan, Bill Snook and Claudia Rilea.
3. **Proof of Notice:** Proof of notice was given.
4. **Adoption of Agenda:** Dennis Horazak motioned to accept the agenda. Cookie Symons seconded, all approved and the motion carried.
5. **Approval of Minutes:** Cookie Symons motioned to approve the minutes of the March 19, 2013 Board Meeting. Harold Engold seconded, all approved and the motioned carried.
6. **Reports of Committees:**
 - A. Architectural Review Committee: Harold Engold reported the following approved applications: 530 Divine – front door - approved
 - B. Grounds Maintenance – no report.
 - C. COPS Committee: Harold Engold reported 6 hours of patrol in April and May and a new person is getting certification.
 - D. Neighborhood Watch: **Sandy Horazak** reported several thefts from unlocked vehicles.
 - E. Newsletter: Next issue article deadline is August 1, 2013.
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 10 delinquent accounts: one at attorney totaling \$769, four in mortgage foreclosure totaling \$4,292 and five late notices totaling \$548.
8. **Unfinished Business:**
 - A. Short-term rentals (shorter than 181 days) are not allowed. The renters at 536 Divine Circle were contacted and plan to vacate by the end of May.
 - B. The board reviewed cost estimates for fountain and aeration systems, and requested additional information on solar and electric powered bubblers (aerators) for the Cedarwood Pond.
9. **New Business:**
 - A. The property at 744 Spring Island Way has been sold and the HOA will be paid in full. The new owners were sent a notice to obtain ARC approval before doing any exterior projects.
 - B. The property at 939 Spring Island Way is set for sale on July 11, 2013.
 - C. The Annual Meeting was not held due to lack of a quorum. Nine homeowners were present and 10 proxies had been submitted, but 42 owners are required for a quorum.
 - D. In answer to a homeowner inquiry, the board affirmed that it does not object to yard sales.
 - E. Claudia Rilea inquired about scheduled maintenance to the entrance signs, and the board verified that only necessary maintenance had been performed and that the signs were in good shape.
10. **The next board meeting** will be held at Connect Realty on July 16, 2013.

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

Submitted by: _____

Approved by: _____