

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

May 21, 2019 7:00 p.m.

The Annual Homeowner Meeting and Election of Directors were scheduled for Cypress Isles Homeowners Association, Inc. The purpose of the annual meeting was to elect directors. 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.

Ron Shipwash, LCAM
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 21, 2019 7:01 p.m.

DIRECTORS PRESENT

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

Directors Myron Davis and Cookie Symons were absent with notice. Also present were Ron Shipwash, Associa Community Management Professionals; Sandy Horazak, Neighborhood Watch Coordinator and Newsletter Editor; Pattie Stacy-Molina, Welcome Committee; and four homeowners.

MEETING SUMMARY

- Call to Order—the meeting was called to order at 7:01 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—three of the five directors were present, forming a quorum to conduct business.
1. **Approval of Agenda**— Dennis Horazak moved and Bob Conner seconded a motion to approve the agenda. The motion passed 3:0.
 2. **Approval of Previous Meeting Minutes**— Bob Conner moved and Dennis Horazak seconded a motion to approve the minutes of the March 19, 2019 meeting. The motion passed 3:0.
 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 and Dennis Horazak seconded a motion to retain the current officers and committee members. The motion passed 3:0.
The 2019 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;

Harold Engold, COPS Committee;
Sandy Horazak and Cookie Symons, Neighborhood Watch;
Sandy Horazak, Newsletter;
Dennis Horazak, Website; and
Pattie Stacy-Molina, Welcome Committee.

4. **Architectural Review Applications**— Harold Engold presented the ARC report, including approved applications for rooftop solar electric panels at 915 Spring Island Way and 13218 White Cedar Court; Bahama shutters on side and rear of 713 Spring Island Way; and a new PVC fence replacing a wooden fence at 825 Spring Island Way. All applications were approved and forwarded to the WLCA ARC.
5. **Grounds Maintenance** – Harold Engold reported that the rear entrance wall and landscaping have been completely restored and the lights are working at all four entrances. Board members installed the new pump motor and enclosure in April and the Cedarwood Pond aeration system is working.
6. **COPS** – Harold Engold reported 4 hours of annual vehicle inspection in May including the quarterly meeting.
7. **Neighborhood Watch** – Sandy Horazak reported that no criminal or suspicious activity occurred in the neighborhood since the last meeting.
8. **Newsletter and Website** — Sandy Horazak reported that the copy deadline for the next newsletter will be August 1st.
9. **Management Report**— Ron Shipwash delivered the April financials and delinquencies, and reviewed the property violations list with the Board. Following the new Architectural Compliance Policy, appropriate letters will be sent and legal action will be pursued. CMP will determine the status of the Final Mediation Demand to account 127-1430 for roof repairs. The board resolved in March that if no response was received after 30 days a lawsuit would be filed. Harold Engold motioned and Dennis Horazak seconded to send a letter from our attorney to account 105-0583 regarding multiple ARC violations, after confirming that CMP had sent a second letter to the owner. The motion was seconded and passed 3:0.
10. **Waterford Lakes Development** – Harold Engold presented possible plans to build 19 townhomes on the 1.8-acre tract at the intersection of Lake Underhill Road and Woodbury Road that was never deeded to Waterford Lakes. Other possible uses for the tract include as a dental or medical office, or selling the land to WLCA as greenspace. No decisions have been made, and WLCA plans to keep neighborhoods informed about future proposals for the property
11. The **next board meeting** will be on July 16, 2019.
12. **Adjournment**— Bob Conner moved to adjourn and the meeting was adjourned at 7:51 p.m.
Meeting minutes prepared by Dennis Horazak, Secretary
Minutes approved by the Board of Directors at its meeting on _____, 2019.

President