

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

Board of Directors Meeting

MINUTES

Location: Connect Realty

July 16, 2013

- 1. Call to Order:** The meeting was called to order at 6:36 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. Also present were Manager Bob Borg from CMP and Neighborhood Watch Coordinator Sandy Horazak.
- 3. Proof of Notice:** Proof of notice was given.
- 4. Adoption of Agenda:** The Board agreed to accept the agenda with two additions.
- 5. Approval of Minutes:** Dennis Horazak motioned to approve the minutes of the May 21, 2013 Board Meeting. Frank Gallagher seconded, all approved and the motioned carried.
- 6. Reports of Committees:**
 - A. Architectural Review Committee: Harold Engold reported the following approved applications:
524 Divine – roof – approved
620 Spring Island Way – patio extension in backyard - approved
 - B. Grounds Maintenance – Cookie Symons reported that property grounds are in good condition.
 - C. COPS Committee: Harold Engold reported that four hours of regular patrols were made, that Scott Symons renewed his driving certification, and that a newer vehicle is now being used in Cypress Isles.
 - D. Neighborhood Watch: Sandy Horazak reported no activity since the last meeting. Manager and Board discussed the neighborhood watch program and legal issues with this program being connected with the HOA. The board and the Neighborhood Watch Coordinator reaffirmed that the Neighborhood Watch is conducted in accordance with Orange County Sheriff's Office rules, including directives to observe and report but not to pursue or engage.
 - E. Newsletter: Next issue article deadline is August 1, 2013. The newsletter will continue to be printed and delivered through 2013, but to save costs, starting in 2014 it will be available primarily on the website and by email as requested.. This change will be announced in the newsletter along with request instructions for emailed issues.
- 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 \$942, three in mortgage foreclosure totaling \$4,394 and six late notices totaling \$907.
- 8. Unfinished Business:**
 - A. 939 Spring Island Way property sale was delayed.
 - B. Two new aerator bids were received for Cedarwood Pond. The board is only considering aeration because it is much less expensive to operate than a fountain, and only considering Cedarwood Pond because it is the only pond with circulation issues. The board will continue to review the aeration project for the Cedarwood pond.
- 9. New Business:**
 - A. The Board will meet on September 7, 2013 to plan the 2014 budget and the budget meeting will take place on September 17, 2013 with the regular Board meeting.

- B. After noting that each meeting at Discovery Middle School costs \$45 compared with \$25 at Connect Realty, the Board decided that meetings will remain at Connect Realty as this is the most cost effective location.
- C. Per the new state statutes, CMP will provide official certification forms for all Board members to sign.

10. The next board meeting will be held at Connect Realty on September 17, 2013.

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

Submitted by: _____

Approved by: _____