

**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

July 16, 2024 5:33 p.m.

DIRECTORS PRESENT

Harold Engold, President
Bob Conner, Vice-president
Dennis Horazak, Secretary
Cookie Symons, Director at Large
Christina Dones, Director at Large

Myron Davis was absent with notice.

Also present were Terina Stevens, Towers Property Management, and homeowners Frank Gallagher, Murray Yates, and Gail Strachan.

MEETING SUMMARY

- Call to Order—the meeting was called to order at 5:33 p.m.
 - Certification of Quorum—Five of six directors were present, forming a quorum to conduct business.
 - Proof of Notice—Notice of the meeting was posted in the community as required by Florida Statutes and the Association's governing documents.
1. **Adoption of Agenda**—Dennis Horazak moved to approve the agenda. The motion was seconded and passed 5:0.
 2. **Approval of Previous Meeting Minutes**—Dennis Horazak moved to approve the minutes of the May 21, 2024 meeting. The motion was seconded and passed 5:0.
 3. **Architectural Review Committee**
 - A. **Architectural Review Applications**—Harold Engold presented the ARC report, including applications for fences at 505 and 707 Spring Island Way; LP tank replacement at 712 Cedarwood Court, and a tree removal at 726 Divine Circle. These applications were approved and forwarded to the WLCA ARC.
 - B. **ARC Inspections**—Terina Stevens reported conducting regular monthly inspections, with the next one scheduled for July 23rd.
Christina Dones reported that the carriage lights at 843 Spring Island Way have been broken for two years, and the bushes at 837 Spring Island Way are much higher than halfway up the front window.
 4. **Pressure Washing Wall Test**—Frank Gallagher has been unable to test Wet & Forget on the worst of the walls because erratic rainfalls have made it impossible to predict a 4-hour window without rain. Wet & Forget applications require at least 4 hours without rain.
 5. **Neighborhood Watch**—A Ford F-250 truck was stolen from a house in the 500 block of Spring Island Way on July 5 at 4 AM. The owner filed a police report.
 6. **Newsletter and Website**—Dennis Horazak reported that the copy deadline for the next newsletter will be August 1, 2024.



7. **New Owner Welcome Committee** — Christina Dones reported delivering welcome baskets to the new owners at 712 Cedarwood Court, 732 Divine Circle, and 505 Spring Island Way.

8. **Management Report**

Account 302062 Status - The owner of Account 302062 has been in arrears since February and was sent an Intent to Foreclose in March. Cypress Isles paid DFN Attorneys \$600 in May to initiate a lawsuit to foreclose on a lien on this property. The work is in process.

Account 302054 Surplus Status — Terina Stevens reported having sent a statement to the owner of Account 302054 showing the large credit in their account. The owner did not reply, but the surplus is now lower than it was in December 2023, indicating the owner is paying assessments with the credit.

9. **Preparations for 2025 Operating Budget** - Dennis Horazak and Terina Stevens will prepare a draft 2025 operating budget for the Budget Workshop on August 24, 2024, to be presented for approval at the September 17th board meeting.

10. **New Business:** Dennis Horazak motioned to correct an account number in the May 21, 2024 minutes, changing Account 305054 to Account 302054. The motion was seconded and passed 5:0.

11. The **next board meeting** will be on September 17, 2024 at 5:30 p.m. in the WLCA Community Building.

12. **Adjournment**—With no further business Bob Conner motioned to adjourn, the motion was seconded and the meeting was adjourned at 6:26 p.m.

Submitted by Dennis Horazak, approved by , 9-17-24
Secretary President Date