

**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.

Notice:
These Draft Minutes are not official until approved by a unanimous vote of the Directors at an official meeting.

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.

