

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

Board of Directors Meeting

MINUTES

Location: Connect Realty, 11513 Lake Underhill Road

July 17, 2012

1. **Call to Order** The meeting was called to order at 6:39 p.m.
2. **Certify Quorum** – The board members present were, Dennis Horazak, Frank Gallagher, John Tenney, Harold Engold, Kim Gallagher, Cookie Symons and Myron Davis. Manager Bob Borg from CMP was also present, as was newsletter editor Sandy Horazak.
3. **Proof of Notice:** Proof of notice was given.
4. **Adoption of Agenda:** Harold Engold motioned to adopt the Agenda. Cookie Symons seconded, all approved and the motion carried.
5. **Approval of Minutes:** Cookie Symons motioned to approve the minutes of the May 15, 2012 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:
 - 603 Spring Island Way – new landscaping and paint – approved
 - 612 Divine Circle – replacement windows – approved
 - 726 Spring Island Way – replacement roof – approved
 - 504 Divine Circle submitted an application for security cameras, but ARC approval is not needed. Homeowners can install cameras without applications.
 - 744 Spring Island Way - The Board requested that attorney send letter to 744 Spring Island Way to have house painted (especially the chimney) and to remove weeds in plant beds and lawn.
 - 524 Divine Circle - The Board requested that CMP contact 524 Divine Circle to make arrangements to have violations corrected through a landscaper. Violations issues include: grass cutting, weeds in plant beds and lawn, debris on side of house and trimming of bushes and trees. In addition, the Board requested CMP to ask the owner for projected completions dates for the new roof and screen repairs, both of which have been approved but are not yet completed.
 - B. Grounds Maintenance – Cookie Symons reported that the landscaper will be contacted about the weeds and stumps at front entrance. The Pond Maintenance Company will be contacted to control algae growth issues at the small pond.
 - C. COPS Committee: Harold Engold reported that the car had been borrowed by another community but has now been returned. There have been 2 ½ hours of patrol since the last report.
 - D. Neighborhood Watch: Sandy Horazak reported that there was no activity since the May meeting.
 - E. Newsletter: Sandy Horazak confirmed that August 1, 2012 is the deadline for the next newsletter.
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 4 delinquent accounts: one at attorney totaling \$541 and three in mortgage foreclosure totaling \$3,483.
8. **New Business:**
 - A. The Board will hold their budget meeting on September 8, 2012 at 9:30 am at Harold Engold’s house. CMP will provide projected increases for selected line items for 2013.
 - B. Insurance Renewal – The Board directed CMP to proceed with renewals of both liability and D&O insurance policies.
9. **The next board meeting** will be at Connect Realty on September 18, 2012.

10. Adjournment: John Tenney moved for adjournment, Dennis Horazak seconded the motion, and the meeting was adjourned at 7:45 p.m.

Submitted by: _____

Approved by: _____