

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

Location: WLCA Community Center, 453 Mark Twain Blvd., Orlando, FL

**July 17, 2018 6:30 p.m.**

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

DIRECTORS PRESENT

Harold Engold, President  
Bob Conner, Vice-president  
Myron Davis, Treasurer  
Dennis Horazak, Secretary  
Cookie Symons, Director at Large

Also present were Bob Borg, Associa Community Management Professionals; Sandy Horazak, Neighborhood Watch Coordinator and Newsletter Editor; Pattie Stacy-Molina, Welcome Committee; and homeowners Tony Molina and Gail Strachan.

MEETING SUMMARY

- Call to Order—the meeting was called to order at 6:30 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— All five directors were present, forming a quorum to conduct business.
1. **Approval of Agenda**— Bob Conner moved and Dennis Horazak seconded a motion to approve the meeting agenda. The motion passed 5:0.
  2. **Approval of Previous Meeting Minutes**— Dennis Horazak moved and Cookie Symons seconded a motion to approve the minutes of the May 15, 2018 meeting. The motion passed 5:0.  
**Designation of Officers and Committees** – Dennis Horazak moved and Bob Conner seconded to keep the Board Officers the same as the previous year: Harold Engold, President; Bob Conner, Vice-president; Myron Davis, Treasurer; Dennis Horazak, Secretary; and Cookie Symons, Director-at-Large. The motion passed 5:0.  
  
Cookie Symons moved and Dennis Horazak seconded to keep all committee members the same as last year: Harold Engold, ARC; Cookie Symons, Grounds Maintenance; Harold Engold, COPS; Sandy Horazak, Neighborhood Watch and Newsletter; and Pattie Stacy-Molina, Welcome Committee. The motion passed 5:0
  3. **Architectural Review Applications**—Harold Engold presented the ARC report, including approved applications for a fence at 13768 Crystal River Drive, a roof at 633 Spring Island Way, house paint,

gutter repaint, and roof at 511 Spring Island Way, a wooden fence at 725 Divine Circle, and a roof at 932 Spring Island Way. All applications were approved and forwarded to the WLCA ARC.

4. **Covenant Violations/Inspections**—Manager Bob Borg reported that 2 owners have outstanding violations after two notices. Following the new Architectural Compliance Policy, appropriate letters will be sent and legal action will be pursued. Owner Accounts 105-0541 and 140-2076 will receive letters from our attorney.
5. **Grounds Maintenance** – Cookie Symons reported that bricks have been obtained for the rear entrance wall but restoration and landscaping is progressing slowly due to rain delays.
6. **COPS** – Harold Engold reported 7 hours of patrolling in June along with the recertification of Scott Symons.
7. **Neighborhood Watch** – Sandy Horazak reported that no criminal or suspicious activity occurred in the neighborhood since the last meeting. However, several Orange County trash cans have been reported stolen in nearby communities.
8. **Newsletter and Website** — Sandy Horazak reported that the copy deadline for the next newsletter will be August 1<sup>st</sup>. The August issue will include a notice that the 2019 budget will be proposed for approval at the September 18<sup>th</sup> board meeting. Dennis Horazak described improvements ARC page on the website.
9. **Welcome Committee** — Pattie Stacy-Molina reported repeated unsuccessful attempts to deliver a welcome basket to one new owner since May.
10. **Management Report**— Bob Borg reported on the April financials, delinquencies and inspections. Total delinquencies over 120 days are only \$262.04. Dennis Horazak moved and Cookie Symons seconded to have Bob Borg contact the attorney for the status of Account 105-1443 to determine if the guardian has responded to previous letters and if not, to proceed with the foreclosure.
11. **Short-Term Rentals** – Dennis Horazak updated all on short-term rentals, which need to be reported to Code Enforcement for resolution. Waterford Lakes is zoned R3 and does not permit short-term rentals. The board will monitor the neighborhood to see if any further action is needed.
12. **Wooden Fence Prohibition** -- The Board is considering changing the fence guidelines to prohibit new wooden fences because of their weathered appearance. Existing wooden fences could be kept until they are replaced with PVC or other fence materials such as Vinyl or aluminum. A survey about prohibiting new wooden fences will be published in the next newsletter to get the opinions of the owners.
13. **New Owner Information Sheet** -- Dennis Horazak presented a 2-page new owner information sheet with information about the neighborhood amenities and ARC procedures. Dennis will mail the sheets to new owners.
14. The **next board meeting** will be on September 18, 2018. This will be the Budget meeting. A workshop will be held on September 8<sup>th</sup> to finalize the budget.
15. **Adjournment**— Bob Conner moved and Dennis Horazak seconded to adjourn and the meeting was adjourned at 7:37 p.m.

Meeting minutes prepared by Dennis Horazak, Secretary

Minutes approved by the Board of Directors at its meeting on \_\_\_\_\_, 2018.

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President