

**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 18, 2017 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; and homeowners Pattie and Tony Molina, Laura Wilson, Sasha Fixen and Ed Magnell.

**MEETING SUMMARY**

- Call to Order—the meeting was called to order at 6:34 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 directors were present, forming a quorum to conduct business.
1. **Adoption of Agenda** – Dennis Horazak moved and Bob Conner seconded a motion to approve the agenda. The motion passed 5:0.
  2. **Approval of Previous Meeting Minutes**— Bob Conner moved and Cookie Symons seconded a motion to approve the minutes of the May 16, 2017 meeting. The motion passed 5:0.
  3. **Architectural Review Applications**—Harold Engold presented the ARC report, including approved applications for a fence at 813 SIW, a fence, paint & landscaping at 600 Divine Circle and door paint at 720 SIW. All applications were approved and forwarded to the WLCA ARC.
  4. **Covenant Violations/Inspections**—The Board reviewed the July 11th inspection report. The new compliance policy is being followed and the appropriate letters and legal action will be completed per the compliance policy.
  5. **Grounds Maintenance** – Cookie Symons moved and Dennis Horazak seconded to approve the planting of crotons not to exceed \$300.00. This is a ratification of an email vote to replace dead crotons. The motion was approved 5:0. Harold Engold reported that the Cedarwood Pond aerator will be replaced/repaired under warranty
  6. **COPS** – Harold Engold reported two hours of meetings in June and nine (9) hours of patrol in July. The COPS patrol car now includes a police radio to enable communication with the Sheriff’s Office.

7. **Neighborhood Watch** – Sandy Horazak reported that no criminal or suspicious activity occurred in the neighborhood since the last meeting.
8. **Newsletter** — Sandy Horazak reported that the copy deadline for the next newsletter will be August 1, 2017. The website has been visited about 32 times per week.
9. **Speed Hump Study** – Five speed humps will be installed on Spring Island Way in October or November at no cost to Cypress Isles. Spring Island Way homeowners voted 40 to 14 in favor of speed humps.
10. **Management Report**—Bob Borg reported on the April Financials, delinquencies and inspections. CMP will send letters to two owners of the party lights and holiday lights still on display and ask to have them removed. Dates for removal of holiday light will be reviewed at a future meeting in order to establish a policy.
11. **Social/Events** - Dennis Horazak moved and Cookie Symons seconded to approve \$200.00 for welcome packages for new owners. The Board will consider adding a community social event.
12. The **next board meeting** will be on September 19, 2017. This will be the 2018 budget meeting. A budget workshop will be held on September 9, 2017.
13. **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 \_\_\_\_\_, 2017.

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President