

**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 19, 2016 6:30 p.m.

DIRECTORS PRESENT

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

Harold Engold, President was absent with notice. Also present were Bob Borg, Associa Community Management Professionals; Sandy Horazak, Neighborhood Watch Coordinator and Newsletter Editor; Teresa Bethel, WLCA ARC; Fredy Rodriguez of 825 Spring Island Way; John Sprinkle of KTS Construction Consultants; and four homeowners.

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—four of five directors were present, forming a quorum to conduct business.
1. **Adoption of Agenda** – Dennis Horazak moved and Cookie Symons seconded a motion to approve the agenda with adjustments. The motion passed 4:0.
 2. **Approval of Previous Meeting Minutes**— Ms. Symons moved and Mr. Horazak seconded a motion to approve the minutes of the meeting on May 17, 2016. The motion passed 4:0.
 3. **Architectural Review Applications**
 - A. 825 Spring Island Way - Mr. Rodriguez and Mr. Sprinkle presented plans for an addition to the house. After discussions about building setbacks, electric service, roof lines, and water runoff, Ms. Symons moved and Mr. Horazak seconded to approve the addition to 825 SIW contingent on proper drainage that would not cause undue hardship to the adjoining properties. The motion passed 4:0. The owners of 731 Divine Circle, whose property adjoins 825 Spring Island Way, were invited to attend but were not present at the meeting.
 - B. 867 Spring Island Way – The owner requested an extension to the 90-day time limit for a screen project that is delayed because of supplier issues. Ms. Symons moved and Mr. Horazak seconded to approve the time extension beyond 90 days without expiration. The motion passed 4:0.
 4. **Covenant Violations/Inspections**—The board reviewed the July 13 inspection report, resulting in the following actions:
 - A. Account 134-4370 – Manager reported that the neighbors have reported possible illegal activity and have contacted the police to review.
 - B. Account 105-1812 – Attorney is moving ahead with mediation to resolve covenant violations.
 5. **Grounds Maintenance** – No report.

6. **COPS** – No report.
7. **Neighborhood Watch** – Sandy Horazak reported the daylight theft of equipment from a landscaper’s truck. Surveillance photos of the thief were sent to police. . Ms. Horazak also distributed information about recent suspicious activity in Waterford Cove to all block captains.
8. **Newsletter & Website** —Sandy Horazak reported that the next newsletter will be out in August, emailed to subscribers, and posted on the website.
9. **Management Report**—Bob Borg presented the management report.
 - A. Account number 105-0318 will be sent a late notice per the collection policy.
10. **2017 Budget Meeting**— Manager will send postcard notices of the September 20th budget meeting to all homeowners. Budget workshop will be held on September 10th.
11. The **next board meeting** will be at 6:30 p.m. on September 20, 2016 at the WLCA community Center.
12. **Adjournment**—Ms. Symons moved to adjourn and the meeting was adjourned at 8:07 p.m.

Meeting minutes prepared by Bob Borg, Association Manager, and Dennis Horazak, Secretary
Minutes approved by the Board of Directors at its meeting on _____, 2016.

President