

**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, 2022 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  
Dennis Horazak, Secretary  
Myron Davis, Treasurer  
Cookie Symons, Director at Large

Terina Stevens, Towers Property Management, also participated.

MEETING SUMMARY

- Call to Order—the meeting was called to order at 6:35 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**—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 January 18, 2022 meeting. The motion was seconded and passed 5:0.
  3. **Architectural Review Committee**
    - A. **Architectural Review Applications**—Harold Engold presented the ARC report, including an application for plant replacement in front of the house at 718 Cedarwood Court. The application was approved and forwarded to the WLCA ARC.
    - B. **Covenant Violations/Inspections** -- Manager Terina Stevens reviewed the ARC violation list with the Board. The home of Account 303137 needs repainting and the home of Account 303133, has persistent maintenance issues.  
The next step for Account 302064 , with continual trashcan visibility, is to be sent to the attorney.
  4. **Grounds Maintenance** – Cookie Symons reported that the black background behind the metal lettering at the front entrance will need repainting soon.
  5. **Neighborhood Watch** – Dennis Horazak reported no criminal or suspicious activity occurred in the neighborhood since the last meeting.
  6. **Newsletter and Website** — Dennis Horazak reported that the copy deadline for the next newsletter will be August 1, 2022. Terina Stevens renewed the 5-year web hosting agreement with GoDaddy and replaced the 2017 credit card information with the Cypress Isles operating account information for future auto-renewals.

7. **New Owner Welcome Committee** — Harold Engold will buy and deliver welcome baskets to the new owners at 744, 768, 801, and 932 Spring Island Way and at 712 Cedarwood Court.
8. **Management Report**— Terina Stevens reported that a foreclosure complaint and summonses were issued to the owner of Account 301023 in March but no further actions have been taken. Myron Davis provided Towers Property management with a copy of the Cypress Isles 2021 tax statement for electronic retention.
9. **MRTA Discussion** -- The Florida Marketable Record Title Act (MRTA) requires filing a Notice of Restrictions with Orange County at least once every 30 years after the filing date of the neighborhood Declaration. Since the 30-year renewal date for Cypress Isles is in February 2024, Harold Engold suggesting filing the Notice in 2023. Terina Stevens will get an estimate of filing costs for the 2023 budget.
10. **2023 Insurance** -- The board reviewed policy renewal information for property, general liability, crime, and director and officer insurance. The premiums total for August 2022 to August 2023 is \$5,439.91. This 19-percent increase over the 2021-22 premium is equivalent to a \$1.53 increase in quarterly assessments. The board directed Terina to renew the insurance policies.
11. **2023 Budget Preparations** -- Dennis Horazak and Terina Stevens will prepare a draft 2023 operating budget for the Budget Workshop on September 10<sup>th</sup>, to be presented for approval at the September 20<sup>th</sup> board meeting.
12. **Proposed WLCA 7<sup>th</sup> Amendment to Inhibit Corporate Home Rentals** – Dennis Horazak described the proposed WLCA 7th Amendment to Inhibit Corporate Home Rentals, which is intended to keep corporations from becoming absentee landlords. The proposed amendment is scheduled to be voted by neighborhood presidents on Saturday August 6th at 10:00 a.m. The board unanimously directed President Engold to vote in favor of the 7<sup>th</sup> amendment.
13. **Proposed WLCA Amendment for Backyard Structures** - Dennis Horazak described the proposed WLCA Amendment for Backyard Structures, which is intended to legitimize and regulate sheds and other structures currently prohibited by Article IX Section 1-B of the WLCA Declaration. The proposed amendment is scheduled to be voted by neighborhood presidents on Saturday August 27th at 10:00 a.m. If the amendment is approved, Cypress Isles and other neighborhoods would still have the option of prohibiting one or more structures in their neighborhoods. If the amendment is not approved, all future applications for structures such as gazebos, pergolas, playsets, and trampolines will be disapproved.  
Dennis Horazak motioned to direct President Engold to vote in favor of the amendment and the motion was seconded. After much discussion the motion passed 3:2, with directors Engold, Symons and Horazak voting for and directors Conner and Davis voting against.
14. The **Next Meeting** will be the Budget Meeting on September 20, 2022 at 6:30 PM in the WLCA Community Building. A workshop will be held on September 10<sup>th</sup> to prepare the proposed budget.
15. **Adjournment**— With no further business the meeting was adjourned at 8:00 p.m.

Submitted by Dennis Horazak, approved by \_\_\_\_\_ . \_\_\_\_\_  
Secretary President Date