

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

Board of Directors Meeting

MINUTES

Location: Connect Realty, 11555 Lake Underhill Road

July 20, 2010

1. Call to Order

Meeting was called to order at 6:38 PM by the Secretary since the President and Vice-president were absent.

2. Certify Quorum

Board members Harold Engold, Myron Davis, Kim Gallagher, Dennis Horazak, and Cookie Symons were present as a quorum. John Tenney was absent. Former board members Bob Hopper and Ron Wiley had resigned on May 10 and June 16, respectively. Also present were manager Marie Anderson, newsletter editor Sandy Horazak, residents Frank Gallagher, Marik Ulich, and Gail Strachan, and a visitor who identified herself as Jennifer Louden.

3. Proof of Notice

Proof of notice was given and recognized.

4. Adoption of Agenda

Cookie Symons moved to adopt the agenda with the addition of Landscaping Contract under New Business. Harold Engold seconded the motion and the amended agenda was adopted unanimously.

5. Approval of May 18, 2010 Minutes

Harold Engold moved to adopt the minutes as written, Cookie Symons seconded the motion and the minutes were unanimously approved.

6. Reports of Officers

Dennis Horazak reported that Ron Wiley had moved to North Carolina, and therefore resigned from the board.

- A. Treasurer's Report – Myron Davis gave the Treasurer's report and answered questions. After reviewing the delinquency report, the board asked Marie Anderson to research the status of the four largest accounts: 603 and 939 Spring Island Way, and 530 and 719 Divine Circle.

7. Reports of Committees

- A. Architectural Review Committee – Harold reported no ARA applications since our May meeting.
- B. Grounds Maintenance Committee – The vacancy on the committee caused by Ron Wiley's resignation was filled by Kim and Frank Gallagher.
- C. COPS Committee: Harold Engold reported 10 hours of patrolling 56 miles during May and June, including property checks of both schools and the local shopping area.
- D. Neighborhood Watch: Watch Coordinator Sandy Horazak reported no activity since May.
- E. Newsletter: Editrix Sandy Horazak confirmed August 1 as the copy deadline for the August *Cypress Isles News*.

8. Report of the Association Manager

Marie reported on financials and delinquent accounts. She will coordinate with Cookie for the next ARC inspection.

9. New Business

- A. Seventh Director – Kim Gallagher filled the vacancy left by the resignation of Bob Hopper, but Ron Wiley’s directorship remains vacant. Three residents have been asked to serve as directors so far, but all declined. Members were encouraged to look for candidates, and an article advertising the vacancy will be put into the August newsletter. Marie Anderson advised that Florida statutes might prevent couples from both serving on the board.
- B. Election of Officers –Myron Davis moved to table this action until John Tenney returns and Marie researches new legislation on eligibility. Cookie seconded the motion, which carried unanimously.
- C. Holiday Lighting Award Signage – Our 1st, 2nd, and 3rd place signs are deteriorating, and new, more whimsical signs are proposed. Dennis and Cookie volunteered to make new signs. Dennis will circulate a list of possible categories for review, comment, and additions.
- D. Board Meeting Location – The manager of Connect Realty has asked for donations of \$25 per meeting in the small conference room. Other formerly free meeting locations are charging as well. Board members agreed to contribute \$25 for the September and November meetings, and to add this \$25 every two months to the 2011 operating budget.
Beginning August 1, 2010, the small conference room will be relocated to an adjacent part of the building, and the large training room previously used for our annual meetings will not be available. The board thought that the small conference room would be adequate for the typical low attendance at annual meetings.
- E. Entrance Maintenance – The blue sign backing is scheduled for maintenance, estimated to be \$750, payable from reserves. Dennis will ask Claudia Rilea to obtain competitive bids.
- F. Landscaping Contract– Cookie Symons moved to obtain landscaping bids for 2011, Kim Gallagher seconded, and the motion carried unanimously. Two companies in addition to our current company have been identified so far. Marie will manage the bidding.
- G. Budget Meeting – Marie will send a draft 2011 budget to the board by the third week of August and the board will have a budget meeting on Saturday September 11, 2010 at 9:30 a.m. at Harold Engold’s house.

Next Board Meeting: September 21, 2010

10. Adjournment

Harold Engold moved to adjourn, Cookie Symons seconded, and the meeting was adjourned at 8:38 PM.

Submitted by: _____

Approved by: _____