

**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 20, 2021 6:30 p.m.

DIRECTORS PRESENT

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

Also present were Terina Stevens, Towers Property Management; Sandy Horazak, Neighborhood Watch Coordinator and Newsletter Editor; and homeowners Gail Strachan and Mike Toner.

MEETING SUMMARY

- Call to Order—the meeting was called to order at 6:31 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 the five directors were present, forming a quorum to conduct business. Cookie Symons arrived later.
1. **Approval of Agenda**— Dennis Horazak moved to approve the agenda. The motion was seconded and passed 4:0.
Cookie Symons arrived at this time.
 2. **Approval of Previous Meeting Minutes**— Bob Conner moved to approve the minutes of the May 18, 2021 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 approved application for roof replacement at 627 Spring Island Way. 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. One owner had corrected his trash can issue and was removed from the violation list. Appropriate letters will be sent, and legal action will be pursued.
 4. **Grounds Maintenance** – Cookie Symons presented, and Harold Engold signed the proposal from Dependable Property Care to repair and paint all 12 entrance wall caps, which was approved at the May meeting. Work is expected to start within the next two weeks when the rains are less frequent.
 5. **Neighborhood Watch** – Cookie Symons reported a man wandering through the neighborhood between 4:07 and 5:22 a.m. on July 16th. Sandy Horazak stated that no other criminal or suspicious activity was reported in the neighborhood since the last meeting.
 6. **Newsletter and Website** — Sandy Horazak reported that the copy deadline for the next newsletter will be August 1st.
 7. **New Owner Welcome Committee**— Sandy Horazak reported that Pattie Stacy-Molina delivered a welcome basket to new owner at 806 Spring Island Way Spring Island Way. Sandy also reported that she had provided Pattie with info for new owners at 627 Spring Island Way and 13218 White Cedar

Court, and that Pattie will deliver welcome gifts to them soon. Mike Toner reported that offers have been made for the house at 636 Divine Circle.

8. **Management Report**— Terina Stevens reviewed the Manager’s Report including attorney action on two delinquent accounts.
9. **Insurance Renewal Status** – Terina Stevens reported that Matt Connavino with Towne Center Insurance Agency has received insurance renewal information from our current carrier and from other carriers as well. He will review the options and advise about our next steps.
10. **707 Woodbury Parcel Resolution Results** –Dennis Horazak reported that 16 Neighborhood Representatives along with five proxies attended the Special Meeting of WLCA Members on Saturday June 26th, together representing 2,801 homeowners and establishing a quorum of 90% of the 3,104 WLCA homeowners. The purpose of the meeting was to vote whether to begin negotiating a contract for purchase of the 707 Woodbury Parcel for an amount not to exceed \$590,000.

According to WLCA By-Laws, a land purchase would require at least 2,070 affirmative votes, equivalent to two-thirds (2/3) of Waterford Lakes homeowners. However, only 1,429 affirmative votes were cast in favor of the purchase, so no further action is expected on the parcel.

11. The **next board meeting** will be the Budget Meeting on September 21, 2021.
A workshop will be held on September 4th to finalize the budget.
12. **Adjournment**— With no further business the meeting was adjourned at 7:27 p.m.

Submitted by Dennis Horazak approved by Harold Engold September 21, 2021
Secretary President Date