

**ANNUAL MEETING OF THE
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 21, 2026

Notice:

**These Draft Minutes are not official until approved by a unanimous vote of the Directors
at an official board meeting.**

DIRECTORS PRESENT

Harold Engold, President
Bob Conner, Vice-president
Dennis Horazak, Secretary
Cookie Symons, Director at Large
Christina Dones, Director at Large
Treasurer Myron Davis was absent with notice.

Also present were Terina Stevens, Towers Property Management, and homeowners, Ed Magnell and Murray Yates.

MEETING SUMMARY

- Call to Order—the meeting was called to order at 5:33 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 -- Five of the six directors were present, forming a quorum to conduct business.
1. **Adoption of Agenda**—Dennis Horazak moved to adopt the agenda. The motion was seconded and approved 5:0.
 2. **Approval of Previous Meeting Minutes**—Dennis Horazak moved to approve the minutes of the May 19, 2026 meeting. The motion was seconded and passed 5:0.
 - Architectural Review Committee** - Harold Engold reported the WLCA approval of:
 - 1) A fence at 529 Spring Island Way
 - 2) Paint at 708 Divine Circle
 - 3) Paint trim at 523 Spring Island Way
 - 4) Pavers at 13479 Crystal River Drive
 - 5) A roof at 719 Divine Circle.Applications for a roof and a room addition were disapproved because of incomplete applications.
 3. **Grounds Maintenance Committee** -- Christina Dones reported that grass planted at the front and rear entrances was being trimmed back by our landscaper who was trying to preserve the walking tracks by the monuments. Christina notified Terina, who notified Grasshoppers to stop the edging and let grass fill in the tracks. The areas will be re-seeded in the fall if needed.
 4. **Neighborhood Watch** –Dennis Horazak reported that no criminal or suspicious activity occurred in the neighborhood since the last meeting.
 5. **Newsletter** - Dennis Horazak reported August 1, 2026 as the copy deadline for the next *Cypress Isles News*.

6. **New Owner Welcome Committee** -- Christina Dones plans to deliver a welcome basket to the new owners at 713 Cedarwood Court after they move in.
7. **Management Report**— Terina Stevens reported that no accounts are in collection at this time, and that insurance and management fees will not increase in 2027.
8. **Preparations for 2026 Operating Budget** - Dennis Horazak and Terina Stevens will prepare a draft 2027 operating budget for the Budget Workshop on September 12, 2026, with the budget to be presented for approval at the September 15th board meeting.
9. The **next board meeting** will be September 15, 2026 at 5:30 p.m. in the WLCA Community Center.
10. **Adjournment**— With no further business Bob Conner motioned to adjourn and the meeting was adjourned at 6:10 p.m.

Submitted by Dennis Horazak, approved by /s/
Secretary President Date