

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

Board of Directors Meeting

MINUTES

Location: Connect Realty, 11513 Lake Underhill Road

November 15, 2011

1. **Call to Order** - The meeting was called to order at 6:30.
2. **Certify Quorum** - The board members present were Frank Gallagher, John Tenney, Dennis Horazak, Cookie Symons and Myron Davis. Harold Engold and Kim Gallagher were absent. Also present was Manager Bob Borg from CMP.
3. **Proof of Notice:** Proof of notice was given.
4. **Adoption of Agenda** - Dennis Horazak motioned to adopt the agenda. Myron Davis seconded and the agenda was approved.
5. **Approval of Minutes** Cookie Symons motioned to approve the minutes of September 20, 2011 Board Meeting. Dennis Horazak seconded and the motion carried unanimously.
6. **Reports of Committees**
 - A. Architectural Review Committee: Cookie Symons reported the following in Harold Engold absence – all were approved:
528 Spring Island roof
708 Divine roof
525 Divine roof
 - B. Cookie Symons and Bob Borg conducted a ride-through inspection on November 2, 2011. No letters were sent from the inspection. Cookie Symons requested a letter be sent to 726 Spring Island for not storing trash and recycle containers properly.
 - C. Grounds Maintenance Committee: Discussed under new business
 - D. COPS Committee: Cookie Reported in Harold Engold absence - two hours of patrolling in October and 2 hours attending meetings.
 - E. Neighborhood Watch: Dennis reported in Sandy Horazak's absence that there were no incidents since September
 - F. Newsletter: Dennis reported in Sandy Horazak's absence that the November Newsletter was distributed and the copy deadline for the next Newsletter is February 1, 2012. Next year's Cypress Isles News will be limited to 4 pages per issue due to increased costs.
7. **Report of the Association Manager** - The manager's report was accepted as presented. CMP reported on the financials, delinquencies and violations. Cypress Isles has six delinquent accounts: one account for \$346 at the attorney, four accounts totaling \$2,816 in mortgage foreclosure, and one account for \$1,317 in bankruptcy.
8. **New Business**
 - A. Six trees were removed at the front entrance and plans for the landscape at the front entrances need to be reviewed with landscaper. John Tenney motioned to table these plans until the next meeting for spring installation. Dennis Horazak seconded, all approved and the motion carried. Dennis Horazak and Cookie Symons will sort out planting and funding options. Frank will check with WLCA about irrigation upgrades.
 - B. The Board reviewed the Guaranteed Assessment Program (GAP) and declined to move ahead with this program, which has many uncertainties.

- C. Check approval process –By Cypress Isles policy, all checks must be signed by CMP and by a board member. CMP can now email checks for the Treasurer to sign, PDF, and email back. The Board will test new check approval process through e-mail
- D. Lake Maintenance – Board reviewed quotes to install aeration to the ponds. CMP secured estimates of \$5,250 for aerators plus \$1,500-\$3,000 for power for a single pond. The cost and availability of electrical power were issues, and Frank Gallagher noted that a utility easement would be needed. It was also noted that aerators are much more effective than fountains. John Tenney introduced another option of solar-powered aerators from Solaraerator.com, which will be investigated and reviewed at the next meeting. The dead reeds should be removed from the large pond and a group of volunteers will remove them.

9. **The next board meeting** will be January 17, 2012.

10. **Adjournment:** John Tenney moved for adjournment, Cookie Symons seconded the motion, and the meeting was adjourned at 7:27 p.m.

Submitted by: _____

Approved by: _____