

**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

**November 15, 2022 6:30 p.m.**

DIRECTORS PRESENT

Harold Engold, President  
Bob Conner, Vice-president  
Dennis Horazak, Secretary  
Myron Davis, Treasurer

Director at Large Cookie Symons was absent with notice.

Also present were Sandy Horazak, Newsletter Editor and Neighborhood Watch Coordinator; and homeowners Gail Strachan, Frank and Kim Gallagher, and Christina Dones. Terina Stevens, Towers Property Management, participated by Zoom.

MEETING SUMMARY

- Call to Order—the meeting was called to order at 6:33 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— Four of the 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 4:0.
  2. **Approval of Previous Meeting Minutes**— Bob Conner moved to approve the minutes of the September 20, 2022 meeting. The motion was seconded and passed 4:0.
  3. **ARC Violation Appeal** – Homeowner Christina Dones, who had received a WLCA Courtesy Violation Notice directing her to remove a boat from her property, came to the meeting to appeal her case. WLCA issued the Violation Notice after a community-wide inspections based on WLCA rules and regulations.

Harold Engold provided background information, including the Cypress Isles practice of allowing boats that were substantially hidden even though they are technically prohibited by the WLCA Declaration Article IX Section 1-G and by 2021 Cypress Isles regulations. Regarding “grandfathering” boat storage because the practice extended more than 5 years in the past, Harold conveyed the opinion of the WLCA attorney that a new “5-year” period started again every time the boat was removed from and then stored again on the property.

Christina presented her case for storing the boat behind her fence and adding plants as a visual barrier so that the portion of the boat above the fence will not be visible from the street or any common areas. She is circulating a petition already signed by many Cypress Isles homeowners.

Dennis Horazak explained that the only way to change prohibition of boats is to amend Article IX Section 1-G of the Declaration, a process that would require formal agreement by neighborhood presidents representing 75% of WLCA homeowners, or 2,328 homeowners.

Christina plans to present her case to the WLCA board at the November 28<sup>th</sup> board meeting.

4. **Architectural Review Committee**

- A. **Architectural Review Applications**— Harold Engold presented the ARC report, including one application for an awning at 825 Spring Island Way. The application was approved and forwarded to the WLCA ARC.
- B. **New Rules for Sheds** -- Dennis Horazak reported that all homeowners will soon receive copies of the 8<sup>th</sup> amendment to the WLCA Declaration, which allows regulated backyard structures, along with Rules and Regulations for Backyard Structures such as sheds.

5. **Grounds Maintenance**

- A. **Front Entrance Maintenance** -- Harold Engold reported that Cookie Symons is experiencing slow responses from United Land Services regarding large patches of dead turf on the west side of the front entrance, and slow responses from Gemini about repainting the black background behind the metal lettering at the front entrance. Board members commented that other vendors might be considered, but that widespread labor shortages could be causing the problems.
  - B. **Problematic Palm** -- Harold Engold and Dennis Horazak inspected the damaged and leaning palm behind 806 Spring Island Way. The palm is either on the homeowner’s property or in Cypress Isles open space behind the property, but not in the St. Johns River Water Management District conservation area. The location of the tree will be determined, and if it is in the Cypress Isles open space, a tree expert will be consulted before taking further action.
  - C. **Cedarwood Pond Aerator** – Harold Engold reported that the compressor for the Cedarwood Pond aerator and its housing had been completely submerged by rain from Hurricane Ian. Neither the compressor nor the timer worked after the water level subsided, but the compressor resumed working after drying for several days. Harold purchased and installed a new timer to replace the damaged timer.  
A small bat that had been living in the housing was apparently able to escape before the water level rose.
- 6. **Neighborhood Watch** – Sandy Horazak reported no criminal or suspicious activity occurred in the neighborhood since the last meeting.
  - 7. **Newsletter and Website** — Sandy Horazak reported that the copy deadline for the next newsletter will be February 1, 2023. Dennis Horazak reported steady website activity around 20 hits per week.
  - 8. **New Owner Welcome Committee** — Harold Engold is prepared to deliver welcome baskets to new owners when they move in.
  - 9. **Management Report**— Terina Stevens presented her report including the status of Account 301023. The last communication about the account was a September report from our attorney that a Motion for Summary Judgment had been prepared and the homeowner had been informed. Terina will pursue the matter with our attorney.
  - 10. The **Next Meeting** will be on January 17, 2023 at 6:30 PM in the WLCA Community Building.
  - 11. **Adjournment**— Harold Engold wished everyone a happy holiday season and thanked Terina Stevens for all she does as our manager. With no further business the meeting was adjourned at 7:54 p.m.

Submitted by Dennis Horazak, approved by Harold Engold, January 17, 2023  
Secretary President Date