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

Board of Directors Meeting

MINUTES

Location: Connect Realty
November 18, 2014

- 1. Call to Order: The meeting was called to order at 6:33 P.M.
- 2. Certify Quorum: The board members present were Dennis Horazak, Harold Engold, Bob Conner, Myron Davis and Cookie Symons, establishing a quorum. Also present were Managers Bob Borg and Fran James from CMP, Neighborhood Watch Coordinator Sandy Horazak, and two homeowners.
- **3. Proof of Notice:** Proof of notice was given.
- **4. Adoption of Agenda**: Dennis Horazak motioned to approve the agenda as presented. Bob Conner seconded, all approved and the motion carried.
- **5. Approval of Minutes**: Dennis Horazak motioned to approve the minutes of the September 16, 2014 Board Meeting. Cookie Symons seconded, all approved and the motioned carried.

6. Reports of Committees:

A. Architectural Review Committee: the following applications were approved:

800 SIW – paint

726 SIW – paint door

The board requested that violation letters be sent to all owners with violations on the last inspection report. The board also mentioned that debris in front of 732 SIW is part of a police hit-and-run investigation and should not be considered a covenant violation.

- B. Grounds Maintenance Cookie Symons will contact landscaper to review replacement of the knockout roses at the entrances.
- C. COPS Committee: no report.
- D. Neighborhood Watch: Sandy Horazak reported no activity since the last meeting.
- E. Newsletter: The next newsletter deadline is February 1, 2015.
- 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 11 delinquent accounts: two Intent to Lien notices totaling \$546, four at the attorney totaling \$5,943 and five late notices totaling \$338. Dennis Horazak motioned for the following collection actions: #1317763 send collection letter for the full amount, #1051838 send Notice of Lien, #1311536 send second demand for rent notice with eviction note. Bob Conner seconded, all approved and the motion carried.

8. Unfinished Business:

- A. The Board will obtain estimates to paint the wall toppers at each entrance and requested that CMP do the same.
- B. The Cedarwood Pond solar aeration system has been received and assembled. Bob Conner, Harold Engold, and Dennis Horazak are designing the mounting pad for the assembly, after which the Board will submit an ARA application to WLCA for the aeration installation.

9. New Business:

A. Covenant Compliance Resolution - Bob Borg described a Covenant Compliance Resolution, which provides notice to all owners and prospective purchasers of Cypress Isles properties that "prior to the transfer of any Residential Dwelling Unit or Residential Lot in Waterford Lakes Tract N-25A Neighborhood Association, Inc. / Cypress Isles, there shall be a Covenant Compliance Inspection of the property. Such inspections will be coordinated through, and

conducted by, the Association Management Company. All fees associated with resale, including said inspection, shall be the responsibility of the real estate transaction parties, and not the Association."

Cypress Isles would incur a one-time charge of \$100 to file this resolution with Orange County so that the parties to all property transactions would be informed of outstanding covenant violations. Cookie Symons motioned to approve the Resolution, Dennis Horazak seconded, all approved and the motion carried. Harold and Dennis will provide notarized signatures on the resolution.

- B. **New Manager** Bob Borg announced that Fran James from CMP will be our new property manager, but that he will continue working with Cypress Isles along with Fran for a smooth transition.
- 10. The next board meeting will be on January 20, 2015 at Connect Realty.
- 11. Adjournment: Bob Conner moved for adjournment and the meeting was adjourned at 8:15 P.M.

Submitted by:	Approved by: