

**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 18, 2025

DIRECTORS PRESENT

Harold Engold, President

Bob Conner, Vice-president

Dennis Horazak, Secretary

Cookie Symons, Director at Large

Director Christina Dones and Treasurer Myron Davis were absent with notice.

Also present were Terina Stevens, Towers Property Management, and homeowners, Gail Strahan, Murray Yates, and Carol Barrett.

MEETING SUMMARY

- Call to Order—the meeting was called to order at 5:39p.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 six directors were present, forming a quorum to conduct business.
1. **Adoption of Agenda**— Dennis Horazak proposed adding Continuing Education Requirements under New Business, after which he moved to approve the amended agenda. The motion was seconded and approved 4:0.
 2. **Approval of Previous Meeting Minutes**— Dennis Horazak moved to approve the minutes of the September 16, 2025 meeting. The motion was seconded and passed 4:0.
 3. **Architectural Review Committee**
 - A. **Architectural Review Applications** – Terina Stevens reported the WLCA ARC approval of Paint at 719 Cedarwood Court, and 618 Divine Circle; Windows at 617 Divine Circle and 867 Spring Island Way; and a front door and sliding door at 617 Divine Circle.
 - B. **Inspection Report** –WLCA now inspects all neighborhoods and sends monthly reports to Terina Stevens, who distributes the report to all board members.
 4. **Grounds Maintenance** – Terina Stevens reported that WLCA is terminating their contract with Grasshoppers effective January 1st but Grasshoppers will keep their neighborhood contracts.
 5. **Neighborhood Watch** –Dennis Horazak reported that no criminal or suspicious activity occurred in the neighborhood since the last meeting.
 6. **Newsletter** - Dennis Horazak reported the copy deadline for the next Cypress Isles News will be February 1, 2026.
 7. **New Owner Welcome Committee** -- Christina Dones reported by email that she plans to deliver a welcome basket to the new owners at 806 Spring Island Way. The homes at 629 Divine Circle and 13200 White Cedar Court are currently for sale.
 8. **Management Report**— Terina Stevens reported that coupon books have been ordered from Truist bank for the 111 homeowners who receive a coupon book or statement. The other 29 homeowners are set up on Association Pay, an automatic debit to their account.

