

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

Board of Directors Meeting

MINUTES

Location: Connect Realty

November 19, 2013

- 1. Call to Order:** The meeting was called to order at 6:28 P.M.
- 2. Certify Quorum:** The board members present were Frank Gallagher, Bob Conner, Harold Engold, Myron Davis and Cookie Symons. Dennis Horazak and Kim Gallagher were absent. Also present were Manager Bob Borg from CMP, Neighborhood Watch Coordinator Sandy Horazak, and Cypress Isles Webmaster, Dennis Bode.
- 3. Proof of Notice:** Proof of notice was given.
- 4. Adoption of Agenda:** The Board agreed to accept the agenda.
- 5. Approval of Minutes:** Frank Gallagher motioned to approve the minutes of the September 17, 2013 Board Meeting. Cookie Symons seconded, all approved and the motioned carried.
- 6. Reports of Committees:**
 - A. Architectural Review Committee: Harold Engold reported the following approved applications: 639 Spring Island Way - paint – approved
The Board requested that a letter be sent to Wells Fargo Bank for lawn maintenance at 13731 Crystal River.
 - B. Grounds Maintenance – Frank Gallagher will replace the timer for the one front entrance sign and Cookie Symons reported common areas are in good condition.
 - C. COPS Committee: Harold Engold reported that two and one-half (2.5) hours of patrols were made covering 16 miles before Halloween.
 - D. Neighborhood Watch: Sandy Horazak reported that there were no issues to report. Harold Engold turned in a list of street lights that were out and had been reported to Duke Energy.
 - E. Newsletter: Sandy reported that the last hard copy of the newsletter was issued. Moving forward the newsletter will be on the website and available by email on request.
- 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 12 delinquent accounts: one at attorney totaling \$1,094, three in mortgage foreclosure totaling \$1,519 and seven late notices totaling \$2,106 and one bankruptcy totaling \$1,930. The manager was asked to check the payment status of 719 Divine Circle, 530 Divine Circle and 744 Spring Island Way. The manager also confirmed that Facebook is not to be used for HOA business because of legal concerns.
- 8. Unfinished Business:**
 - A. The Board will continue to look for working examples of the aeration system that is planned for the Cedarwood pond.
 - B. The Board was updated on the pending legal issue filed in October and asked to continue to be updated.
- 9. New Business:**
 - A. The Board asked to receive information and quotes for a community message board for the entrances.
 - B. The Board requested that a Demand for Rent letter be sent from CMP to account #1051663.
- 10. The next board meeting** will be held at Connect Realty on January 21, 2014.

11. Adjournment: Harold Engold moved for adjournment, Myron Davis seconded the motion, and the meeting was adjourned at 7:15 P.M.

Submitted by: _____

Approved by: _____