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

MINUTES

Location: WLCA Community Center, 453 Mark Twain Blvd., Orlando, FL

November 19, 2019 6:30 p.m.

DIRECTORS PRESENT

Harold Engold, President Bob Conner, Vice-president Dennis Horazak, Secretary Treasurer Myron Davis was absent with notice. Cookie Symons, Director at Large was absent with notice Also present were Kiera Francois, Associa Community Management Professionals; Sandy Horazak,

Neighborhood Watch Coordinator and Newsletter Editor; and homeowners Gail Strachan and Eddie Magnell.

MEETING SUMMARY

- Call to Order—President Harold Engold called the meeting to order at 6:34 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— Three of five directors were present, forming a quorum to conduct business.
- Agenda Dennis Horazak motioned to adopt the agenda after adding the Marketable Record Title Act under New Business. The motion was seconded and the agenda was adopted 3:0.
- 1. **Approval of Previous Meeting Minutes** Bob Conner motioned to approve the September 17, 2019 minutes. The motion was seconded and the minutes were approved 3:0.
- 2. Architectural Review Applications— Harold Engold presented the ARC report, including approved applications for house paint at 732 Divine Circle; a new roof at 849 Spring Island Way; and landscaping pebbles at 860 Spring Island Way. All applications were approved and forwarded to the WLCA ARC.
- 3. **Covenant Violations/Inspections** Manager Kiera Francois reviewed the violation list with the Board. Appropriate letters will be sent and legal action will be pursued. The board agreed to forego neighborhood inspections until January 2020.
- 4. **Grounds Maintenance** Harold Engold reported that the rear entrance wall on the southeast side of Spring Island Way has been rebuilt and the Cypress Isles letters are being replaced.
- 5. **COPS Committee** Harold Engold reported 6.5 hours of patrolling since September. WLCA's first National Night Out on October 1 was well attended and complimented by law enforcement.
- 6. Neighborhood Watch Sandy Horazak reported no criminal or suspicious activity since the last meeting.
- 7. Newsletter and Website Sandy Horazak reported that the copy deadline for the next newsletter is February 1, 2020.
- 8. New Owner Welcome Sandy Horazak reported on behalf of Pattie Molina that Pattie delivered a Welcome gift to the new owners of 13744 Crystal River Drive. .

Approved _____

- 9. **Management Report** Manager Kiera Francois reviewed the Law Firm Active File Status with the Board. Our attorney will send a mediation demand to the owner of Account 132-0174 and Associa will send a letter reaffirming the trash can storage policy to the owner of Account 105-1184 while closing the legal file for that account.
- 10. Remaining Issues -- Kiera Francois addressed the remaining financial and procedural issues:
 - A. Tax Preparation Charge Reversal Associa agreed in a September 27 conference call to reverse the \$75.00 charge in May for "Accounting Fees / Tax Prep" because Treasurer Myron Davis does our taxes. The charge was not reversed in the October financial report. Kiera Francois plans to look into the matter.
 - B. Leaking roof at 627 Spring Island Way -- Associa informed Code Enforcement about the leaking roof but Code Enforcement was not able to contact the resident.
- 11. **Marketable Record Title Act** -- Dennis Horazak noted that Florida Statute 712.03, the Marketable Record Title Act (MRTA), requires filing a Notice of Restrictions with Orange County at least once every 30 years after the filing date of the neighborhood Declaration. Failure to take such action prior to the expiration of the 30-year time causes the expiration of the covenants, which can then be reinstated only with a vote of the homeowners.

Kiera Francois stated that our attorney would notify the Cypress Isles board before our Declaration renewal date in 2024.

- 12. The next board meeting will be on January 21, 2020.
- 13. Adjournment— Dennis Horazak moved to adjourn, there were no objections and the meeting was adjourned at 7:25 p.m.

Meeting minutes prepared by Dennis Horazak, Secretary

Minutes approved by the Board of Directors at its meeting on January 21, 2020

/s/ Harold Engold . President

Approved