

**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 19, 2024 5:30 p.m.**

DIRECTORS PRESENT

Harold Engold, President

Bob Conner, Vice-president

Dennis Horazak, Secretary

Cookie Symons, Director at Large

Christina Dones, Director at Large

Myron Davis was absent with notice.

Also present was Terina Stevens, Towers Property Management.

MEETING SUMMARY

- Call to Order—the meeting was called to order at 5:36 p.m.
  - Certification of Quorum— Five of six directors were present, forming a quorum to conduct business.
  - Proof of Notice—Notice of the meeting was posted in the community as required by Florida Statutes and the Association’s governing documents.
1. **Adoption of Agenda**— Dennis Horazak suggested adding “Entrance Decorating Day” under New Business. Cookie Symons moved to approve the amended agenda, the motion was seconded, and the amended agenda was approved 5:0.
  2. **Approval of Previous Meeting Minutes**— Dennis Horazak moved to approve the minutes of the September 17, 2024 meeting. The motion was seconded and passed 5:0.
  3. **Architectural Review Committee**
    - A. **Architectural Review Applications**— Harold Engold presented the ARC report, including applications for replacement windows at 620 Spring Island Way and tree removals at 504 and 510 Spring Island Way. These applications were approved and forwarded to the WLCA ARC.
    - B. **ARC Inspections** -- Terina Stevens reported conducting regular monthly inspections. She will ask our attorney to review recent changes to F.S. 720 to determine whether objects visible across a pond can still be considered as ARC violations.
  4. **Neighborhood Watch** – Dennis Horazak reported on behalf of Sandy Horazak that young men in reflective vests knocked on a door in the 900 block of SIW on Friday night November 8<sup>th</sup> claiming to be helping with property appraisals. The homeowner was suspicious and sent them on their way. A Neighborhood Watch alert was sent to the neighborhood.
  5. **Newsletter and Website** — Dennis Horazak reported that the copy deadline for the next newsletter will be February 1, 2025.
  6. **New Owner Welcome Committee** — Christina Dones reported no new owners.
  7. **Management Report**—Terina Stevens reported that the owner of delinquent Account 302062 has paid in full, closing the case. Delinquent Account 301026 has been sent to our attorney.

