

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

**Board of Directors Organizational Meeting**

**MINUTES**

Location: Connect Realty

**November 20, 2012**

- 1. Call to Order:** The meeting was called to order at 6:34 P.M.
- 2. Certify Quorum:** The board members present were, Dennis Horazak, Frank Gallagher, Bob Conner, Harold Engold, Kim Gallagher and Cookie Symons. Myron Davis was absent. Also present were Manager Bob Borg from CMP; Newsletter editor Sandy Horazak; and one homeowner.
- 3. Proof of Notice:** Proof of notice was given.
- 4. Adoption of Agenda:** Harold Engold motioned to adopt the Agenda. Dennis Horazak seconded, all approved and the motion carried.
- 5. Approval of Minutes:** Cookie Symons motioned to approve the minutes of the September 18, 2012 Board Meeting. Kim Gallagher seconded, all approved and the motioned carried.
- 6. Reports of Committees:**
  - A. Architectural Review Committee: Harold Engold reported that the ARC met on October 29 and November 11 and approved the following applications:  
726 Spring Island Way – new landscaping, patio extension and new playground set – approved  
13219 White Cedar Ct – paint front door – approved
  - B. Grounds Maintenance – Frank Gallagher installed new light bulbs and removed graffiti at the front entrance. Frank reported that the pond outflow grates are open.
  - C. COPS Committee: Harold Engold reported 2 hours of patrol and 2 hours of all-neighborhood meetings in October. Patrollers have been asked to include the Waterford Lakes Town Center in their patrols.
  - D. Neighborhood Watch: Cookie Symons reported that one house had been broken into from the back, which is adjacent to the woods. The break-in occurred in mid-afternoon, when nobody was home. The homeowner didn't follow up with additional info, so no alert went out to the block captains.
  - E. Newsletter: November issue was distributed and Sandy Horazak was thanked for producing the newsletter. The writers' deadline for the next newsletter is February 1, 2013.
- 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 five accounts over 90 days delinquent: three in mortgage foreclosure totaling \$3,754, one at attorney for \$621, and one other for \$418.
- 8. Unfinished Business:**
  - A. 744 Spring Island Way is in foreclosure.
  - B. 507 Divine Circle corrected their issues.
  - C. 608 Spring Island Way paid their past due balance in full.
  - D. Board requested that CMP send letters to 523 and 806 SIW about removing boats; to 524 Divine Circle about completing the landscape and pool screen maintenance; and to 733 SIW about water leaking onto the public sidewalk from their property.
  - E. CMP reported that research into direct-buy insurance revealed that our current coverage is more cost-effective.
- 9. New Business:**

- A. Frank Gallagher and Dennis Horazak will set up Holiday decorations over the Thanksgiving weekend.
- B. The board will continue to hold Board Meetings the third Tuesday every other month in 2013. Meeting dates for 2013 are January 15, March 19, May 21 (Annual Meeting), July 16, September 17, and November 19.

**10. The next board meeting** will be at Connect Realty on January 15, 2013.

**11. Adjournment:** Dennis Horazak moved for adjournment, Harold Engold seconded the motion, and the meeting was adjourned at 7:15 p.m.

Submitted by: \_\_\_\_\_

Approved by: \_\_\_\_\_