

**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 20, 2018 6:30 p.m.

Notice:
**These Draft Minutes are not official until approved by a majority vote of the
Directors at an official meeting.**

DIRECTORS PRESENT

Harold Engold, President
Bob Conner, Vice-president
Dennis Horazak, Secretary

Myron Davis and Cookie Symons were absent with notice. Also present were Derrick Orberg, Associa Community Management Professionals; Sandy Horazak, Neighborhood Watch Coordinator and Newsletter Editor; and homeowner Pattie Stacy-Molina.

MEETING SUMMARY

- Call to Order—the meeting was called to order at 6:30 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 and the motion was seconded. Harold Engold suggested adding discussion of the pond aerator motor under New Business and the amended agenda was adopted 3:0.
1. **Approval of Previous Meeting Minutes** Bob Conner motioned to approve the September 18, 2018 minutes, Harold Engold seconded the motion and the minutes were approved 3:0.
 2. **Architectural Review Applications**—Harold Engold reported that no Architectural Review Applications had been received since the September meeting. The owner of Account 127-1430 has still not made necessary property repairs. Community Management will clarify the status of legal proceedings with the attorney.
 3. **Covenant Violations/Inspections**—Manager Derrick Orberg reviewed the violation list with the Board. Following the new Architectural Compliance Policy, the board reviewed the violation list and appropriate letters will be sent and legal action will be pursued on all owners after the second notice.

Dennis Horazak noted that Associa conducted the last two inspections alone, despite Cypress Isles policy that a board member should accompany the manager. Community Management will notify their next inspector to contact Cookie Symons, Harold Engold, or Dennis Horazak prior to coordinate the joint inspection.

Bob Conner motioned to allow untrimmed dead fronds to remain on Washingtonia Palms over 20 feet

tall, with voluntary trimming allowed. The motion was seconded and approved 3:0.

Bob Conner motioned to adopt a policy that applications for new Washingtonia Palms will no longer be approved. The motion was seconded and approved 3:0.

4. **Grounds Maintenance** – Harold Engold reported that the rear entrance wall has been rebuilt, the Cypress Isles logos are installed, the irrigation lines have been restored, and the landscaping has been replanted. The “Cypress Isles” letters are ready to be installed, and electric wiring and lighting is needed.

Wall lighting is working on only one of the four entrance walls, the GFIC outlet on the wall at 939 Spring Island Way needs to be relocated, and the GFIC box connection at 504 Spring Island Way needs to be repaired.

5. **COPS** – Harold Engold reported seven hours of patrolling since the September meeting, including time at the October 28th WLCA Trunk or Treat.
6. **Neighborhood Watch** – Sandy Horazak reported that no criminal or suspicious activity occurred in the neighborhood since the last meeting.
7. **Newsletter**— Sandy Horazak reported that February 1st 2019 is the copy deadline for the next newsletter.
8. **New Owner Welcome Committee** – Pattie Stacy-Molina reported delivering a welcome packet to the new owners at 13203 Spring Haven Court. Currently there are no other new owners.
9. **Management Report**— Derrick Orberg reported on the August financials, delinquencies and inspections. Total delinquencies over 120 days are only \$107.00.
Derrick reported that Manager Bob Borg is working from home while recovering from surgery.

Derrick will check with Bob Borg to ensure that the 2019 statements will be mailed to homeowners on time. The board asked that the annual letter from Associa advise homeowners that 2019 quarterly assessment payments will be increased to \$53.00, and that homeowners who use auto-pay feature through their bank should notify the bank of the increase.

Bob Conner motioned to suspend mediation efforts on Account 140-2076. The owner has apparently remedied all violations. The motion was seconded and approved 3:0.

10. **New Business** — Harold Engold reported that the air pump motor for the Cedarwood pond had burned out, and the board agreed that it should be replaced. There was evidence that motor overheated due to insufficient ventilation. Bob Conner motioned to approve \$87.99 plus tax for an upgraded pump to be installed in a larger housing with better ventilation. The motion was seconded and approved 3:0.
11. The **next board meeting** will be on January 15, 2019.
12. **Adjournment**— Bob Conner moved to adjourn, all agreed and the meeting was adjourned at 7:27 p.m.

Meeting minutes prepared by Dennis Horazak, Secretary

Minutes approved by the Board of Directors at its meeting on _____, 2019.

President