

**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 21, 2017 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  
Myron Davis, Treasurer  
Dennis Horazak, Secretary  
Cookie Symons, Director at Large

Also present were Bob Borg, Associa Community Management Professionals; Sandy Horazak, Neighborhood Watch Coordinator and Newsletter Editor; and homeowners Carol Barrett, Bill Mustian, Pam Janoske, Bob Janokse, Pattie Stacy-Molina, and Tony Molina.

MEETING SUMMARY

- Call to Order—the meeting was called to order at 6:30 p.m.
  - Certification of Quorum—all 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 moved and Bob Conner seconded a motion to approve the amended agenda. The motion passed 5:0.
  2. **Approval of Previous Meeting Minutes**— Cookie Symons moved and Dennis Horazak seconded a motion to approve the minutes of the September 19, 2017 meeting. The motion passed 5:0.
  3. **Architectural Review Applications**—Harold Engold presented the ARC report, including applications for paint at 714 Divine Circle, fencing at 13202 and 13215 Spring Haven Court, a new pool at 836 Spring Island Way, and a pool area enlargement at 13768 Crystal River Drive. The applications were approved and forwarded to the WLCA ARC where they received final approval.
  4. **Covenant Violations/Inspections**—The Board reviewed the November 13th inspection report. The new compliance policy is being followed and the appropriate letters and legal action will be completed per the compliance policy.  
Bob Borg agreed to notify Cookie Symons, Harold Engold, and Dennis Horazak by email before coming inspections so that a board member can ride with the manager.
  5. **Grounds Maintenance** –Cookie Symons will speak to our landscaper about maintenance of the turf around the Cedarwood Pond. A homeowner complained that the mulch doesn’t go beyond the “CI” in front of the entrance signs, and Cookie agreed to work with Dependable Property Care to investigate and resolve that issue. Dennis Horazak moved and Cookie Symons seconded a motion to

ratify the approval of \$575 for Dependable Property Care to remove two pine trees from the entrances. This motion reflects the email vote of the board in October. The motion was approved 5:0.

6. **COPS** – Harold Engold reported 5 hours of patrolling, a 3-hour meeting, and attendance at the WLCA Trunk or Treat on October 29th. The patrol car is now equipped with a radio.
7. **Neighborhood Watch** – Sandy Horazak reported the theft of a Halloween decoration and a home invasion. The home invasion was a personal matter and not a threat to the community at large.
8. **Newsletter and Website** — Sandy Horazak reported that the November newsletter had been published. Dennis Horazak reported that website activity has increased from 29 hits per week in May to 39 hits per week in November.
9. **Speed Hump Study** – Five speed humps have been installed along Spring Island Way. Pattie Stacy-Molina reported the results of the Orange County study of Spring Island Way traffic. Before speed humps were installed the traffic was 1800 cars per day, 60% of which were speeding. After hump installation the traffic is 1600 cars per day with only 4% speeding. The board thanked Pattie Stacy-Molina, Laura Wilson, and Sasha Fixen for their work on the project.
10. **Management Report**—Bob Borg reported on the October financials, delinquencies and inspections. Harold Engold moved and Dennis Horazak seconded a motion to waive interest and collection costs from Account 105-1362, in accordance with Cypress Isles Collection Policy (9-15-15), Part C. The motion was approved 5:0.
11. **Holiday Lighting and Decoration Policy** – Following discussion with the homeowners present, Dennis Horazak moved and Bob Conner seconded a motion to establish the following policy: “Holiday lighting and/or decorations may be installed during Thanksgiving week and must be removed no later than January 20th. For all other holidays such as Halloween, lights may be installed 30 days prior to the date of the holiday and must be removed no later than 10 days after the date of the holiday.” The motion was approved 5:0.
12. The **next board meeting** will be on January 16, 2018.
13. **Adjournment**— Bob Conner moved and Cookie Symons seconded to adjourn and the meeting was adjourned at 8:04 p.m.

Meeting minutes prepared by Dennis Horazak, Secretary

Minutes approved by the Board of Directors at its meeting on \_\_\_\_\_, 2017.

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President