

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

May 20, 2025 5:31 p.m.

The Annual Homeowner Meeting with Election of Directors was scheduled for Cypress Isles Homeowners Association, Inc. The purpose of the annual meeting was to elect directors. However, only 21 of the required 47 homeowners were represented in person (7) or by proxy (14). This would have been the first annual meeting since 2008 but a quorum was not met.

Terina Stevens
Association Manager for Cypress Isles

**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

May 20, 2025

DIRECTORS PRESENT

Harold Engold, President
Bob Conner, Vice-president
Dennis Horazak, Secretary
Cookie Symons, Director at Large
Director at Large Christina Dones and Treasurer Myron Davis were absent with notice.

Also present were Terina Stevens, Towers Property Management, and homeowners Gail Strachan, Ed Magnell, and Murray Yates.

MEETING SUMMARY

- Call to Order—the meeting was called to order at 5:37 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 -- Four of the six directors were present, forming a quorum to conduct business.
1. **Adoption of Agenda**— Dennis Horazak moved to adopt the agenda. The motion was seconded and approved 4:0.
 2. **Approval of Previous Meeting Minutes**— Dennis Horazak moved to approve the minutes of the March 18, 2025 meeting. The motion was seconded and passed 4:0.
 3. **Designation of Officers and Committees** – The Annual Meeting was not held due to lack of a quorum, so the current Board remains. Harold Engold moved to retain the current officers and committee members. The motion was seconded and approved 4:0.

The 2025 Board of Director positions are: President Harold Engold, Vice-president Bob Conner, Secretary Dennis Horazak, Treasurer Myron Davis, and Directors-at-Large Cookie Symons and Christina Dones.

Committee appointments are
Cookie Symons and Harold Engold, Architectural Review Committee;

Cookie Symons, Ground Maintenance Committee;
Christina Dones, New Owner Welcome Committee;
Sandy Horazak and Cookie Symons, Neighborhood Watch;
Sandy Horazak, Newsletter; and
Dennis Horazak, Website.

4. **Architectural Review Committee**

A. **Architectural Review Applications** - Harold Engold reported the WLCA ARC approval of the following applications: 825 Spring Island Way for poured concrete pavers; 750 Spring Island Way and 13202 Spring Haven Court for house paint; 800 Spring Island Way for a pool; 836 Spring Island Way for hurricane shutters; 732 Divine Circle for front door paint; and 713 Cedarwood Court for a new roof.

B. **Status of Vines at Property #303136** -- Terina Stevens reported that the vines have been removed from the property.

C. **Inspection Report** -- Terina Stevens plans to continue monthly inspections through the end May, after which WLCA plans to conduct community-wide inspections. If WLCA inspections do not happen on schedule, Terina will continue monthly inspections.

D. **May 12th WLCA Townhall Meeting report - Covenant Inspections** -- Harold Engold and Dennis Horazak reported that WLCA is scheduled to begin routine covenant inspections of all neighborhoods on June 2nd, replacing the inspections that have been performed by our manager. Covenant violations will be processed according to the following schedule.

Day 1 - Courtesy Notice

Day 31 - Second Notice (if not resolved)

Day 61 - Final Notice (if not resolved)

Day 91 - Legal Action, charged to homeowner (if not resolved)

Additional 30-day extensions may be granted if requested by Homeowner.

The inspections will honor any house colors that were previously approved by the WLCA ARC, even if those colors are not in the current Paint Color Book

5. **Grounds Maintenance**

The condition of mulch at the entrances will be reviewed next spring and discussed at the March meeting 2026.

6. **Neighborhood Watch** -- Cookie Symons reported two people walking along Crystal River Drive in the early morning of April 16th, testing vehicle door handles to see if doors were locked. Dennis Horazak reported no other criminal or suspicious activity occurred in the neighborhood since the last meeting.

7. **Newsletter** - Dennis Horazak reported the copy deadline for the next newsletter will be August 1st.

8. **New Owner Welcome Committee** -- Christina Dones plans to deliver a welcome basket to the new owners at 615 Spring Island Way.

9. **Management Report** -- Terina Stevens reported that Intent to Lien letter have been sent to the delinquent owner of account 302081 and to the renters of that property. She will also email a notice to the owner, Invitation Homes 7 LP.

10. **707 Woodbury Road Discussion at Townhall Meeting** -- Harold Engold and Dennis Horazak reported on discussions about 707 Woodbury Road at the May 12th WLCA Townhall Meeting. This is the sixth year of discussions about WLCA's possible purchase of the parcel from its current owner.

An *ad hoc* WLCA Committee on 707 Woodbury had previously explored three alternative solutions: purchase of the land by the school board; state/county designation of the land as protected wetlands; and state/county designation of the land as greenspace. All three alternatives were denied. In 2019 the developer asked Orange County for permission to build apartments on the site, but his request was denied.

At the May 12th meeting, the board proposed three possible options.

Option A - WLCA takes no action and allow the developer to do whatever he can legally do.

Option B - WLCA buys the land for \$375,000 (\$121 per homeowner), which was the amount from a WLCA-commissioned commercial appraisal. But WLCA would allow the developer to negotiate eminent domain pricing directly with the county when it widens Woodbury and retain any funds from that eminent domain purchase. If the developer rejects this lower bid, WLCA defaults back to Option A and accepts whatever the developer chooses to do.

Option C - WLCA buys the land for \$675,000 (\$218 per homeowner), which is the developer's initial asking price.

An informal survey of 687 random homeowners indicated that about 10% of owners chose Option A, 39% chose Option B, 36% chose Option C, and 15% proposed other solutions. In other words, about three-fourths of surveyed owners want WLCA to begin negotiations to buy the parcel.

Harold emphasized that nothing has been decided yet.

11. The **next board meeting** will be July 15, 2025 at 5:30 p.m. in the WLCA Community Center.

12. **Adjournment**— With no further business the meeting was adjourned at 6:35 p.m.

Submitted by Dennis Horazak, approved by /s/ Harold Engold, 7/15/2025
Secretary President Date