

**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

July 15, 2025

DIRECTORS PRESENT

Harold Engold, President

Bob Conner, Vice-president

Dennis Horazak, Secretary

Cookie Symons, Director at Large

Christina Dones, Director at Large

Treasurer Myron Davis was absent with notice.

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

MEETING SUMMARY

- Call to Order—the meeting was called to order at 5:36p.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 -- Five of the six directors were present, forming a quorum to conduct business.
1. **Adoption of Agenda**— Dennis Horazak moved to amend the agenda to include ratification of an online board vote about a tree removal. The motion was seconded and approved 5:0.
 2. **Approval of Previous Meeting Minutes**— Dennis Horazak moved to approve the minutes of the May 20, 2025 meeting. The motion was seconded and passed 5:0.
 3. **Architectural Review Committee**
 - A. **Architectural Review Applications** - Harold Engold reported the WLCA ARC approval of house paint at 807 Spring Island Way and a roof at 13750 Crystal River Drive.
 - B. **Inspection Report** –Terina Stevens reported that WLCA is now inspecting all neighborhoods. Bob Conner reported receiving a citation for painted driveway that had been approved by a previous WLCA ARC. When he informed WLCA of the previous approval, the citation was removed.
 - C. **Tree Removal** –In June the owner of 522 Spring Island Way emailed Terina Stevens to report that a tree had fallen into her yard from behind her fencing with a piece of the tree on her fencing. Three bids were obtained for tree removal with debris remaining in the open space, and the board unanimously selected The Arborsmiths Inc. via email on June 25th. The work was completed as proposed and the owner was satisfied.
Dennis Horazak moved to ratify the June 25th email vote selecting Arborsmiths Inc. to remove the fallen tree in the greenspace behind 522 Spring Island Way and fund the expense from Reserve Account 3525 – Landscaping. The motion was seconded and approved 5:0.
 4. **Grounds Maintenance** –Cookie Symons reported that all landscaping was satisfactory. Harold Engold reported repairing a timer on the front entrance lights, and that the Cedarwood Pond aerator is working.

