ANNUAL MEETING OF THE
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

September 15, 2026

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

Also present were Christine Plant, Towers Property Management, and homeowner Murray Yates.

MEETING SUMMARY

- Call to Order— Vice-president Bob Conner called the meeting to order at 5:30 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 -- Four of the six directors were present, forming a quorum to conduct business.

1. **Adoption of Agenda**— Cookie Symons 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 July 21, 2026 meeting. The motion was seconded and passed 4:0.
3. **New Manager Introduction** - Towers Property Manager Christine Plant introduced herself to everyone at the meeting.
4. **Grounds Maintenance Committee** -- Cookie Symons reported that the grass around Pond "O" (Plat 35 Page 109 Tract H) has not been mowed in three weeks. Christine Plant will contact Grasshoppers to correct the problem.

   A. **Entrance Turf Progress** -- Grass seeds in areas next to the entrance walls were washed away by rainfalls. Those areas will be re-seeded after the rainy season. Grasshoppers will be reminded to stop the edging and let grass fill in the tracks.

   B. **Entrance Tree Trimming** -- Grasshoppers submitted a proposal to trim trees in one of the four entrance areas needing trimming. Christine Plant will ask Grasshoppers to propose trimming the other three areas, and she will solicit several other proposals for all four areas.

5. **Neighborhood Watch** –Dennis Horazak reported that no criminal or suspicious activity occurred in the neighborhood since the last meeting.
6. **Newsletter** - Dennis Horazak reported November 1, 2026 as the copy deadline for the next *Cypress Isles News*.
7. **New Owner Welcome Committee --** Christina Dones reported delivering a welcome basket to the new owners at 713 Cedarwood Court. She plans to deliver a basket to the new owners at 731 Divine Circle.

8. **2027 Budget Approval** - After discussion of storage fees, Cookie Symons moved to approve the 2027 Operating Budget. The motion was seconded and passed 4:0. The approved budget is attached below.
9. The **next board meeting** will be November 17, 2026 at 5:30 p.m. in the WLCA Community Center.
10. **Adjournment**— With no further business Cookie Symons motioned to adjourn and the meeting was adjourned at 6:28 p.m.

Submitted by *Dennis Horazak*, approved by /s/ Harold Engold, 11/18/26
Secretary President Date

		Cypress Isles Budget			
	Waterford Lakes Tract N-25A	2026	2026	2027	
		Approved	Anticipated	Approved	
Acct #		Budget	End of Year	Budget	% Chg
INCOME					
4000	Assessment Income	$ 34,580	$ 40,343	$ 34,580	0.0%
4710	Late Fees & Interest		$ 791		
4900	Interest Earned - Operating Accounts				
	INCOME	**$ 34,580**	**$ 41,135**	**$ 34,580**	**0.0%**
EXPENSES					
INSURANCE					
5010	Liability	$ 4,550	$ 4,550	$ 5,232.89	15.0%
5020	D&O	$ 1,736	$ 1,736	$ 1,996.62	15.0%
	INSURANCE	**$ 6,287**	**$ 6,287**	**$ 7,230**	**15.0%**
UTILITIES					
5210	Electric - General	$ 1,841	$ 1,709	$ 1,709	-7.2%
	UTILITIES	**$ 1,841**	**$ 1,709**	**$ 1,709**	**-7.2%**
MAINTENANCE & REPAIRS					
5300	Landscape Contract	$ 11,388	$ 11,392	$ 11,392	0.0%
5390	Aquatic Weed Control	$ 1,620	$ 1,620	$ 1,620	0.0%
5330	Mulch, Sod & Power Washing	$ 750	$ 621	$ -	-100.0%
	MAINTENANCE & REPAIRS	**$ 13,758**	**$ 13,633**	**$ 13,012**	**-5.4%**
GENERAL & ADMINISTRATIVE					
7000	Management Fee	$ 9,000	$ 9,000	$ 9,000	0.0%
7200	Legal Fees	$ -	$ -	$ -	New
7400	Storage Fee	$ 113	$ 131	$ 131	15.9%
7410	Website	$ -	$ 220	$ 220	New
7420	Postage & Delivery	$ 781	$ 539	$ 539	-31.0%
7430	Copies & Printing	$ 285	$ 115	$ 115	-59.6%
7440	Office Supplies	$ 1,171	$ 843	$ 843	-28.0%
7670	Corporate Annual Report	$ 61	$ 61	$ 61	0.0%
7700	Community Events	$ 100	$ 382	$ 100	0.0%
7880	Miscellaneous	$ 106	$ -	$ -	-100.0%
7890	Bank Charge	$ -	$ 65	$ 65	New
7895	Assessment Coupons	$ 17	$ 11	$ 11	-37.4%
7990	Bad Debt Expense	$ 25	$ -	$ 25	0.0%
	GENERAL & ADMINISTRATIVE	**$ 11,659**	**$ 11,367**	**$ 11,110**	**-4.7%**
RESERVE CONTRIBUTIONS					
9005	Reserves - Pooled	$ 750	$ 750	$ 617	-17.7%
9007	Reserves - Landscaping	$ -	$ -	$ -	New
9009	Reserves - Contingency	$ -	$ -	$ 617	New
9010	Reserves - Website Hosting	$ 285	$ 285	$ 285	0.0%
	RESERVE CONTRIBUTIONS	**$ 1,035**	**$ 1,035**	**$ 1,520**	**46.8%**
	TOTAL EXPENSES	**$ 34,580**	**$ 34,030**	**$ 34,580**	**0.0%**
CURRENT YEAR NET INCOME (LOSS)		**$ (0)**	**$ 7,105**	**$ 0**	
	NUMBER OF UNITS	**140**			
		Quarterly	Annually	Change	
2026	**ASSESSMENTS**	**$ 61.75**	**$ 247.00**		
2027	**ASSESSMENTS**	**$ 61.75**	**$ 247.00**	**0.00%**	