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

November 17, 2026

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

DRAFT

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

Also present were Christine Plant, Towers Property Management, and homeowners Murray Yates and Ed Magnell.

MEETING SUMMARY

- Call to Order— President Harold Engold called the meeting to order at 5:28 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**— Bob Conner moved to approve the minutes of the September 15, 2026, meeting. The motion was seconded and passed 4:0.
3. **Architectural Review Applications -** Harold Engold reported on the following applications:

   750 Spring Island Way – Landscaping denied due to incomplete information.

   713 Spring Island Way -- Paint denied due to too many trim colors.

   836 Spring Island Way -- Walkway approved.
4. **Grounds Maintenance Committee** -- Dennis Horazak reported that The Arborsmiths is scheduled to trim trees at both entrances on November 18th.
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 February 1, 2027, 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 731 Divine Circle.
8. **Management Report**— Christine Plant introduced a new format for the monthly Manager's Report and reported that no accounts are in collection at this time.

9. **Records Storage** - Dennis Horazak inquired about substantial fluctuations in annual Records Storage expenses from 2021 through 2026. Christine Plant will investigate the matter, including whether records are being stored electronically or in boxes.
10. **Prince & Sons Landscaping** - Cypress Isles received an email from Prince & Sons Landscaping offering to provide landscaping services. The matter was tabled until the January 2027 meeting. Christine Plant will research the renewal dates for landscaping services and for pond maintenance, insurance, and legal representation.
11. **Holiday Decorations** - Board members plan to decorate the entrances for the holidays on Saturday November 28th.
12. The **next board meeting** will be January 19, 2027, at 5:30 p.m. in the WLCA Community Center.
13. **Adjournment**— With no further business the meeting was adjourned at 6:16 p.m.

Submitted by *Dennis Horazak*, approved by _____/s/_____, _____
Secretary President Date

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