



Cypress Isles News

The official newsletter of the Cypress Isles Homeowners Association

August 2025 Edition – Published Quarterly since 2001

<http://www.CypressIsles.org>

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Welcome to Cypress Isles!



Go over and say, "Hi!"

Welcome to our new neighbors at

739 Spring Island Way

824 Spring Island Way

If we've missed anyone else who recently moved in,
please let us know so we can mention you in our next newsletter.

Sandy Horazak, Editor

No Cypress Isles Annual Meeting - Again

Same board, different year...

On May 20th there was once again no annual meeting because only 7 homeowners were present and only 14 proxies were submitted, far short of the 47 owners required for a quorum. As a result, the incumbent directors stayed on the board as specified by Florida HOA laws. This would have been the first annual meeting since 2008 but oh well....

Directors for the 2025-2026 board continue to be:

President - Harold Engold
Vice-President - Bob Conner
Treasurer - Myron Davis
Secretary - Dennis Horazak
Director at Large - Cookie Symons
Director at Large - Christina Dones

The board then conducted the May monthly meeting as described in the meeting minutes at www.CypressIsles.org > Archives > Cypress Isles Board of Directors Meeting Minutes.

2026 Budget Meeting September 16th



The board is working with our manager to develop an operating budget for 2026. This year's rising prices are the main challenge again. The budget will be presented for approval at the September 16th Board meeting at the WLCA Community Center, 453 Mark Twain Boulevard starting at 5:30. All homeowners are welcome to attend.

The budget will be posted one week before the meeting on the Cypress Isles website. Look for "The agenda is posted [here](#)" on the home page, click on "[here](#)", and scroll down to the second page.

Dennis Horazak, Secretary

News from WLCA

The WLCA Board of Directors meets at 7:00 p.m. on the fourth Monday of every month except December. Here are some highlights from their June and July meetings.

New LED Court Lighting –Doc Watts Electric Inc. has been selected to install new concrete poles over the pickleball court and install new LED lighting for the pickleball court, tennis courts, racquetball courts, and basketball courts.

Muscovy Duck Removal – We don't get many Muscovy Ducks in Cypress Isles, but these aggressive birds have invaded several other neighborhoods, driving native ducks away, breeding like crazy and generally leaving a mess. In response, WLCA hired Florida Trappers to remove Muscovy Ducks from WLCA property, starting with 50 ducks followed by monthly duck removal operations. In a related story, Eastwood also has a Muscovy Duck problem but their board was not interested in participating in a joint removal effort, so their ducks are likely to migrate from Eastwood into Waterford Lakes.

Community-wide Inspections – WLCA began inspecting all neighborhoods in June, replacing the inspections that have been performed by neighborhood managers. Comments and complaints about neighborhood inspection citations should be emailed to Djahmila Vilfort <Djahmila.Vilfort@fsresidential.com> with cc: to Jessica Gomez <Jessica.Gomez@fsresidential.com> for resolution.

New Staff Person –Cheyenne Hart has joined WLCA as a part-time person to help manage ARC violations, process walk-in payments, and respond to homeowner inquiries.

707 Woodbury – Based on the results from the online homeowner survey, the board voted to purchase of the property at 707 Woodbury Road to prevent anyone else from developing it. The purchase will be funded by a 10-year loan as shown below. Loan payments will be line items in WLCA annual budgets, avoiding a special assessment.

707 Woodbury Road Purchase		
		per Owner
Loan amount	\$ 675,000	\$ 217.46
Term, years	10	
Interest rate	6.25%	
Monthly payments	\$ 7,579	\$ 2.44
Annual payments	\$ 90,947	\$ 29.30
<i>Total annual payments</i>	<i>\$ 909,470</i>	<i>\$ 293.00</i>
Bank costs	\$ 500	\$ 0.16
Bank legal	\$ -	
FL Doc stamps	\$ 2,363	\$ 0.76
FSR Fee	\$ 6,750	\$ 2.17
<i>Total fees</i>	<i>\$ 9,613</i>	<i>\$ 3.10</i>
<i>Realtor commission</i>	<i>\$ 20,250</i>	<i>\$ 6.52</i>

Orange County plans to widen Woodbury Road and to reimburse WLCA for land taken under eminent domain. If the reimbursement happens within the 10-year term of the loan, that money would be applied to the loan principal so the loan could be re-cast with smaller remaining payments. The County does not have a current schedule for the road widening or the eminent domain payments.

Dennis Horazak, Roving Reporter for Cypress Isles News

Trick or Treat

Halloween seems like a long way off, but it's really just around the corner and will be here before you can say "Boo!"



Trick or Treat night will be on Friday, October 31st (a.k.a. Halloween), starting at 6 PM., ending at 9 PM, or whenever the treats run out. Turn your porch lights on and meet your neighborhood goblins.

Where to go? I'm glad you asked. Good rule of thumb, or foot, is: Porch light on – go there. Porch light off – don't go there.

Trick-or-treaters: Watch out for vehicles and be extra careful because your costumes can make it hard to see. Carry a flashlight to make it easier for you to see, and for others to see you.

Drivers: Watch out for trick-or-treaters and be extra careful because behind every bag of goodies is an excited child.

Moms and Dads: Those costumes are great; we have no idea who they really are.

Everyone: Don't forget to check those goodies before eating them.



Let's hope a nice "cold wave" replaces this extreme heat for the sake of those in costumes!

Who Ya Gonna Call?



WLCA Office 453 Mark Twain Blvd.	(answered 24/7) 407-380-3803
Orange County Sheriff's Office Non-emergency	407-836-HELP (4357)
Animal Control (unleashed pets, etc.)	311 – by CELL phones only, or (407) 836-3111
Bear (or other wildlife) issues	888-404-FWCC (3922)
Duke Energy - Report a power outage:	1-800-228-8485
Call before you dig (Sunshine Network)	811
Orange County 311--One Call for Almost Anything	311 – by CELL phones only or (407) 836-3111

Cypress Isles Contact List

<u>Board of Directors</u>		
Harold Engold, President	407-491-5233	LTHEJHPD@aol.com
Bob Conner, Vice-president		rco3975642@gmail.com
Dennis Horazak, Secretary	407-207-6557	densus@bellsouth.net
Myron Davis, Treasurer	407-737-8200	mydavis99@comcast.net
Cookie Symons, Director		Minnieland@aol.com
Christina Dones, Director	407-760-3517	christinadones@gmail.com
<u>Towers Property Management, Inc.</u>		
Terina Stevens	407-730-9872	terina@towerspropertymgmt.com
<u>Neighborhood Watch</u>		
Sandy Horazak, Coordinator	407-207-6557	sanden@bellsouth.net
Cookie Symons, Coordinator		Minnieland@aol.com
<u>Communication</u>		
Newsletter - Sandy Horazak	407-207-6557	sanden@bellsouth.net
Website - Dennis Horazak	407-207-6557	densus@bellsouth.net

Whatcha Gonna Click?



www.ocso.com - to report non-violent crimes online, such as lost property, theft, vandalism, and vehicle burglary, go to www.ocso.com > Crime Information > File Police Report. Read the instructions, scroll down, and click on the type of incident, and fill out the form.

www.ocso.com - Double-click on "Property Crimes and Robberies in Your Zone" then scroll down and select Zone 22B to find out what types of crimes are occurring in your area.

Duke Energy Streetlight Repair or Power Outage www.progress-energy.com > Report an Outage>

A streetlight or area light needs repair > Request a light repair, then follow the prompts to point to the light pole on the map.

You can sign up for power outage alerts and notifications by text or voice message—free service offered by Duke Energy, but standard rates apply according to your text plan. Check with your mobile carrier.

<http://www.orangecountyfl.net/AnimalsPets/ascForm.aspx#.VNTxUMZ9tiU> - Animal Services complaint

CLICK before you dig (Sunshine Network)

www.call811.com

Miscellaneous Services – Go to www.cypressisles.org and scroll down to "Whose job is it anyway?"

CIN Subscriptions and Publication Schedule

The *Cypress Isles News* is published quarterly by the Board of Directors for the residents of Cypress Isles. All issues are published on the Cypress Isles website - www.cypressisles.org – and sent by email – in February, May, August, and November. If you would like to receive the newsletter by email, please email me at: <sanden@bellsouth.net> Please include your name, address, and phone number so I can call you for clarification in case there is a problem with the email address.

Sandy Horazak, Editor

