

Wycliffe Community Association, Inc.
Approved
Board of Directors Meeting Minutes

Thursday, June 26th, 2014
4150 Wycliffe Country Club Blvd, Wellington, FL

Board members present:

Diane Gower, President

Jerry Kahan
Steve Roth
Sam Cohen

Stanley Scheiner, At Large

Burt Harris, Treasurer

Gary Statmore
Ed Goldman
Marvin Mord
Bob Nass

Bob Levin, Secretary

Norma Feinsod
Jack Moss
Bob Monsour

Barclay

Cambridge
Dover
Exeter

Fairmont

Greenbriar

Huntington
Imperial Isle
James Ct
Kensington

Laurel

Manchester Greens
Manchester Lakes
Country Club

Board members absent:

Lou Bazarnik

Andover

Districts Represented by a Substitute:

Jerry Mayback
Ira Hershfield

Andover
Greenbriar

Call to Order

Diane Gower, President called the WCA Meeting Board to order at 1:00pm

Approval of Minutes from Previous Meeting:

Minutes of May 22nd, 2014 approved unanimously

President's Report

- Diane Gower introduced two representatives from Castle Group that will be attending the board meeting today; Brain Street, V.P. and Lisa Doran regional director.
- The WCA board needs to formally elect a Vice President to fill the vacancy from Sandye Weiss who was no longer qualified to serve on the board as V.P. due to the Exeter committee representative issue. A Motion was made by Steve Roth and seconded by Jack Moss to elect Jerry Kahan as the WCA V.P. – motion was approved unanimously.

- Diane asked that the WCA BOD to please remain after the board meeting to then go into Executive session.

Committee Reports

Buildings and Roads

Chairperson, Steve Sininsky (Cambridge)

- No Report

Comcast Committee

Joel Lieberman, Chairman (Dover), Diane Gower (Barclay), Norma Feinsod (Manchester Greens), Bob Feld, (Manchester Lakes), Jerry Bailin (Cambridge), Jerry Stabler, Joe Rudich

- The committee has made contact with all the available sources that deal with cable, telephone & internet providers for a community. Some of the committee members sat through a presentation with Hot Wire which was very interesting. AT & T is not interested in speaking with the community; Verizon is not in the state with what the community needs. The committee will be meeting with Comcast in a couple weeks. A Comcast manager & technician walked into the WCA office to let us know they are on site to help resolve any issues. The office staff gave a couple of resident names & phone numbers that had called the WCA office with complaints. On a good note, their issues were handled immediately.

Communication Committee

Chairperson, Larry Plonsker (Manchester Lakes)

- Larry will be posting board meeting highlights on the website monthly.

Website Committee

Chairperson, Marvin Mord (James Estate)

- No Report

Covenant Enforcement

Chairperson, Fred Altschul, Chairman (Imperial Isles); Bruce Brauner (Manchester Lakes), Michael Daum (Huntington), Irwin Davis (James Court), Arthur Gottesman (Dover), Joseph Pomeranz (Imperial Isles), and Robert Rappaport (Imperial Isles), Harvey Shane (Imperial Isle), Sy Levenstein (Kensington), Karl Zukerman (Huntington), Neil Grossman (Man. Lakes) Joe Neiman (Man. Lakes)

- No Written Report

Country Club Report

- The Club is awaiting proposals for the sound system in the Grande Dining room and improve the lighting everywhere. The 25th anniversary plans are being made; residents are being asked to bring in any memorabilia. The fall celebration will be held November 14th & 15th.

Feral Cat Program

Chairperson, Gail Lichtenstein (Laurel), Julie Wagner (Greenbriar)

- Written Report Included

Financial/Budget Committee

Chairperson, Burt Harris (Greenbriar), Joel Burzin (Huntington), Fred Traub (Exeter), Gerry Ranzal (M.L.), Sy Levenstein (Kensington – Assistant Treasurer)

- Oral Report from Burt Harris via speaker phone; balance & operating sheet is attached.
- Burt is happy to report that the community is doing relatively well; operating income is reported in the report included.
- As of todays date 6/26/2014 the outstanding delinquencies are \$168,973 most of that is long term and \$145,780 is over 90 days. The biggest concern is that technically all of the monies that were due June 1st for the first quarter have not been collected.

Home Sales/Leasing

Chairperson, Irwin Tepper (Manchester Greens)

- Written report included

Insurance

Chairperson, Robert Kleiner (Manchester Lakes)

- No Written Report

Joint Committee

Bob Levin, Bob Monsour

- Report Included
- A proposal was presented to the Board for pressure washing the center median on Lake Worth Rd. The committee will look into all factors and bring back answers to the next WCA Board meeting.

Legal

Chairperson, Joel Lieberman (Dover), Robert Follick (Manchester Lakes), and Bob Monsour (Manchester Lakes)

- Oral Report
- Bob Monsour along with the Legal committee will review the proposed new Andover Rules & Regulations which needs to be done in order for the documents to become official.

Lakes and Preserves

Chairperson, Jack Moss (Manchester Lakes), Alan Quinn (Manchester Lakes) Arthur Hodax, Gene Holland

- No Written Report
- Additional lake Information included in Management Report
- Each district is responsible for their irrigation intake, to ensure that their pumps are working efficiently

Landscaping

Chairperson, Stuart Gastwirth (Kensington), Madeline Goodstein
Nancy Langson, Norma Feinsod, Jane Schwartz, Sharon Richmond

- No Written Report

Modifications/Architectural Review

Chairperson, Bob Nass (Country Club), Ira Abramson (Manchester Lakes), Murray Palent (Fairmont), Steven Sininsky (Cambridge)

- No Written Report.

Perimeter Committee

Chairperson, Steve Roth (Dover) Les Litwin, Jerry Kahan

- Steve commented on how well the perimeter hedges look.
- As built drawings are not yet completed, but the company representative remains in communication with Steve Roth. Joel Lieberman is also in contact with the company.

Security

Chairperson, Sandye Weiss, (Exeter)

- Residents, please call 911 FIRST for all emergencies, NOT the security gate.
- As a reminder, Devcon Security has merged with ADT; the contact number for customer service remains the same 800-878-7806.
- Wycliffe residents will not under any circumstance abuse, physically or verbally and Wycliffe employee, if so there will be a fine enforced and will be turned over to the CEC. This is stated in the WCA rules and regulations.
- The Security Committee will discuss at their next meeting, special needs list for residents in need of emergency care who are dependent on electricity in the case of loss of power; i.e. oxygen for residents.

Exeter District Report

- Diane has appointed Bob Monsour and Jerry Kahan to be the WCA sub-committee to work out the Exeter legal bills.
- Sam Cohen discussed the letter written to Diane in regards to using Lang Management for their community.

Management Report

- Written Report Included
- Financial Summary
- Violations
 - As of June 20th, 2014, there were 23 security violations which consisted of: 5-Excessive Speed, 9-Alternate parking, 7-No parking area, 2- Ignored Stop Sign
 - As of June 20th, 2014 there was 1 modification application which consisted of: 1-Landscape
- Security
 - Included in Management Report
 - Written Report Included

Long Range Planning

Chairperson, Carl Rothbaum (Laurel) Alan Mandell, Bob Monsour

- No Report

WCA Renovations Committee

Chairperson, Murray Palent (Fairmont)

- Construction is well underway; the concrete chipping is almost complete.

New Business

Other

The new Rules & Regulations are in the WCA office for pick up

Residents are urged to use the available options to call in guests and or vendors to alleviate the backup of guests at the gates:

- 1) www.gateaccess.net the community code in the drop down box is “WYC” and further instructions are on the bottom of the page.
- 2) Pre-calling guest/vendor phone number is: 561-963-7121(follow the prompts)

Good & Welfare

Future Meetings

WCA Executive Committee Meetings will be held on the fourth Thursday of the month at 9am in the WCA Building unless otherwise noted.

WCA BOD Meetings will be held on the fourth Thursday of the month at 1pm at the WCA Building unless otherwise noted.

WCA Exec.Comm.Meeting	Thursday, July 24th, 2014 @ 9am
WCA BOD Meeting	Thursday, July 24th, 2014 @ 1pm

The WCA website address is: wycliffeonline.com

There being no further business a motion was made by Gary Statmore and seconded by Norma Feinsod to adjourn the meeting. Motion passed unanimously

Meeting was adjourned at 2:30pm

Respectfully Submitted,

Jamie Hand

Castle Management, Inc.

Approved:

Robert Levin, Secretary, Wycliffe Community Association, Inc.