

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

Thursday, July 24th, 2014
4150 Wycliffe Country Club Blvd, Wellington, FL

Board members present:

Lou Bazarnik Diane Gower, President	Andover Barclay
Sam Cohen Stanley Scheiner, At Large Burt Harris, Treasurer	Exeter Fairmont Greenbriar
Ed Goldman	Imperial Isle
Bob Nass Bob Levin, Secretary	Kensington Laurel
Jack Moss Bob Monsour	Manchester Lakes Country Club

Board members absent:

Jerry Kahan Steve Roth Gary Statmore Marvin Mord Norma Feinsod	Cambridge Dover Huntington James Ct Manchester Greens
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Districts Represented by a Substitute:

Diane Sawicki Ira Hershfield	Huntington Greenbriar
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Call to Order

Diane Gower, President called the WCA Meeting Board to order at 1:05pm

Approval of Minutes from Previous Meeting:

Minutes of June 26th, 2014 approved unanimously

President's Report

- Diane Gower discussed the accusations of selective enforcement regarding a rental situation in Andover. There is absolutely nothing of the sort from anyone on the WCA BOD. The issue was sent to the legal counsel, St. John Rossin with a return legal opinion.

Committee Reports

Buildings and Roads

Chairperson, Steve Sininsky (Cambridge)

- Patrick Gigandet discussed the proposal for the re-sealing of the south entrance and exit inaccurate directional markings; the cost would be approximately \$9,000. No decision has been reached.
- Management is looking into placing grates on the cart path near Huntington and Kensington to resolve the uneven concrete, causing the golf carts to go diagonally instead of using the correct traffic pattern.
- Pressure cleaning of the median on Lake Worth Rd. was referred to the joint committee to consider for next years budget.
- Grates on cart paths was referred to the joint WCA/Club committee for action.

Comcast Committee

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

- No Report

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 Report

Country Club Report

- There is talk about a gathering of Committee Chairpersons will and explain their functions in hope of getting new members.
- The town hall meeting will be held on November 4th and will include how Country Clubs handle the financial side of food and beverage. Wycliffe Realty has been established should be up & running in the Grande Lobby by November 2014.

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. A Delinquency report was handed out during the meeting.
- Burt is asking that all district representatives please go back to their own property management companies and let them know, that it is imperative to have the WCA funds sent in a more timely fashion. As of July 24th 6 districts have not paid the WCA fees.

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)

- No Report
- Two reports from St. John Rossin regarding the 24 month lease restrictions and a resident in Andover (Legal Opinion requested) are in the WCA office.

Lakes and Preserves

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

- A proposal from Palm Beach Aquatics to put in 4 different species of fish into the lakes has been received by Management. This will be considered for the 2015 budget.
- Diane has asked that Pat send an email to Mike Ballard in regards to the golf club maintenance continually having the grass clippings falling into the lakes during the grass mowing.
- 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, more detailed information is included in the Managers report.

Modifications/Architectural Review

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

- No Report.

Perimeter Committee

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

- No Report

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.
- Diane has asked for additional security committee members, Ed Goldman has volunteered.
- The WCA has preprinted door knockers that can be picked by the district reps.; this will alert security that they are alright OR that they are in need of aide AFTER a storm. Residents with special needs that may require electricity during a power outage need to have a back up plan in place such as locations that have generators.

Exeter District Report

- Exeter - Legal bill was not resolved

Management Report

- Written Report Included
- Financial Summary
- Violations
 - As of July 24th, 2014, there were 20 security violations which consisted of: 1- Garage Door, 6- Overnight Parking, 5- Alternate Parking, 1- Golf Cart, 6- No Visible Pass, 1- Ignored Stop Sign
 - As of July 24th, 2014 there was 6 modification applications which consisted of: 1-Landscape, 1- Shutter, 1- Window, 1- Front Door, 1- Screen Enclosure, 1- Front Porch Tile
- 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)

- Demolition is complete and the electrical work is now underway. Color selections for carpet and paint will be reviewed.

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.

There is no WCA BOD meeting in August 2014

WCA Exec.Comm.Meeting	Thursday, September 18th, 2014 @ 9am
WCA BOD Meeting	Thursday, September 18th, 2014 @ 1pm

The WCA website address is: wycliffeonline.com

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

A Motion was made by Bob Levin and seconded by Ira Hershfield to adjourn at 1:55.

Respectfully Submitted,

Jamie Hand

Castle Management, Inc.

Approved:

Robert Levin, Secretary, Wycliffe Community Association, Inc.