

Wycliffe Community Association, Inc.
Approved

Board of Directors Meeting Minutes

Thursday, September 18th, 2014
4150 Wycliffe Country Club Blvd, Wellington, FL

Board members present:

Lou Bazarnik	Andover
Diane Gower, President	Barclay
Jerry Kahan	Cambridge
Steve Roth	Dover
Sam Cohen	Exeter
Stanley Scheiner, At Large	Fairmont
Burt Harris, Treasurer	Greenbriar
Diane Sawicki	Huntington
Marvin Mord	James Ct
Bob Nass	Kensington
Bob Levin, Secretary	Laurel
Norma Feinsod	Manchester Greens
Jack Moss	Manchester Lakes
Bob Monsour	Country Club

Board members absent:

Ed Goldman	Imperial Isle
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Districts Represented by a Substitute:

Ira Hershfield	Greenbriar
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Call to Order

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

Approval of Minutes from Previous Meeting:

Minutes of July 24th, 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)

- Bryan Stockwell will discuss further in the Management 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

- 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

- Diane had discussions with the Club regarding the conditions of the lakes due to the grass clippings falling into the lakes. The back nine of the east course will be ready for play at the end of October, cart path only. The main dining room audio system should be complete in October. Starting the renovations of the bathrooms on the east course.
- The Wycliffe Realty office is now open in the Lobby and it looks very nice; Jim Wagner is the head realtor. Wycliffe will be filmed by Golf America Television in a show that will be aired in October.

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.

- A rough draft of the 2015 WCA Budget is nearing completion; district representatives please make contact with Bryan if you have any input for expenditures that you can foresee so that it can be added.

Home Sales/Leasing

Chairperson, Irwin Tepper (Manchester Greens)

- Written report included

Insurance

Chairperson, Robert Kleiner (Manchester Lakes)

- The committee and the insurance agent met on September 17, 2014 to review coverage and policies. Wycliffe is well insured and all premiums have been paid.

Joint Committee

Bob Levin, Bob Monsour

- Report Included
- The committee will meet October 2nd to discuss pressure washing of the medians on Lake Worth Rd., grass clippings in the lakes, grates, and stickers for proof of liability coverage on golf carts.

Legal

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

- No Report

Lakes and Preserves

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

- Additional lake Information included in Management Report
- Each district is responsible for their irrigation intake, to ensure that their pumps are working efficiently
- Jack Moss has requested Palm Beach Aquatics to provide a proposal to remove/ break out the build up of the muck in the lakes.

Landscaping

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

- There have been some irrigation issues on the south side center median; Coastal Landscape is working with the Club on this problem. Most of the summer plants have been removed and fall plantings are scheduled for late October.

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

- Oral Report

- The perimeter hedges look terrific; they have fully recovered from the whitefly infestation.
- All as built field work is finally complete; a report from the landscape architect will be presented to the committee members in approximately in two weeks. The committee will then announce a date for a special meeting for the board and the public to attend. This meeting will be scheduled prior to the WCA Annual meeting.

Security

Chairperson, Sandye Weiss, (Exeter)

- Report Included
- 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.

Exeter District Report

Chairperson, Sam Cohen

- Sam Cohen will do further research including outside legal counsel regarding the TIN/FEIN issue so that they can re-introduce the proposed contract with Lang Management.

Management Report

- Written Report Included
- Financial Summary
- Violations
 - As of August 1st, 2014, there were 15 security violations which consisted of: 10-Open Garage Doors, 4- Excessive Speed, , 1- Ignored Stop Sign
 - As of August 1st, 2014 there were 5 modification applications which consisted of: 1- Shutter, 1- Roof, 1- Glass Door Insert, 1- Pool/Fence, 1- Tree Replacement
- 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)

- Framing inspection passed today; drywall is almost complete. Carpet and color selections are being made.

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, October 23rd, 2014 @ 9am

WCA BOD Meeting Thursday, October 23rd, 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 Jerry Kahan and seconded by Norma Feinsod to adjourn at: 2:10.

Respectfully Submitted,

Jamie Hand

Castle Management, Inc.

Approved:

Robert Levin, Secretary, Wycliffe Community Association, Inc.