

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

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

**Board members present:**

|  |                   |
|--|-------------------|
| Ray Miller                             | Andover           |
| <b>Diane Gower, Vice President</b>     | <b>Barclay</b>    |
| <b>Jerry Kahan, President</b>          | <b>Cambridge</b>  |
| Art Gottesman                          | Dover             |
| Sam Cohen                              | Exeter            |
| <b>Stanley Scheiner, Secretary</b>     | <b>Fairmont</b>   |
| <b>Burt Harris, Treasurer</b>          | <b>Greenbriar</b> |
| Carol Ablow                            | Huntington        |
| Steve Hochenberg                       | Imperial Isle     |
| <b>Art Sidorsky, Director at Large</b> | <b>James Ct</b>   |
| <br>                                   |                   |
| Rick Abramowitz                        | Manchester Greens |
| Jack Moss                              | Manchester Lakes  |
| Bob Monsour                            | Country Club      |

**Board members absent:**

|               |            |
|---------------|------------|
| Hal Braxton   | Kensington |
| Carl Rothbaum | Laurel     |

**Districts Represented by a Substitute:**

|           |            |
|-----------|------------|
| Bob Nass  | Kensington |
| Bob Levin | Laurel     |

**Call to Order**

Jerry Kahan, President called the WCA Meeting to order at 1:00pm

**Approval of Minutes from Previous Meeting:**

Minutes of November 20th, 2014 approved unanimously

**President's Report**

- Jerry Kahan welcomes all newly elected members to the WCA Board. Also, all new Board members (district & WCA) must be certified within 90 days of election by taking the certification class.
- New Committee Chair & Co Chairs;  
Jack Moss /**Lakes & Preserves**, Carl Rothbaum/**Landscape & Perimeter Hedge**, Joel Lieberman Co Chair & Hal Braxton Co Chair/ **Legal**, Art Gottesman/**Modifications**, Diane Gower/**Security**, Carol Ablow/**Long Range Planning**, Joe Lieberman Co Chair & Art Sidorsky Co Chair/**Cable**, Ray Miller/**Buildings & Roads**, Steve Hochenberg Co

Chair & Larry Plonsker Co Chair/**Communications & Website**, Burt Harris/**Finance**,  
Rob Kleiner/**Insurance**, Stanley Scheiner /**WCA-Club Joint Committee**

## **Committee Reports**

### **Buildings and Roads**

Chairperson, Steve Sininsky (Cambridge)

- No Report

### **Cable 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
- Districts need to utilize the website. Please send any information, district minutes or newsletters etc. to Jamie; they will then be forwarded to the web master.

### **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**

- Oral Report

### **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)

- A financial report is included.
- Burt is asking that each district Treasurer and or President meet with Burt & Bryan to review the very old outstanding receivables (more than 90 days & up to a year old) in order to correct the accounts receivable. Burt is also reminding

each district (some districts have complied) to please provide, when monies are received to the WCA, that a detailed record of each delinquency by name, amount and period of time they have been delinquent.

### **Home Sales/Leasing**

Chairperson, Irwin Tepper (Manchester Greens)

- Written report included

### **Insurance**

Chairperson, Robert Kleiner (Manchester Lakes)

- No Report

### **Joint Committee**

Bob Levin, Bob Monsour

- All Golf Cart insurance coverage is due to the Club, January 1<sup>st</sup>, 2015.
- The cleaning of the median on Lake Worth Road from 441 easts to Panther Run School has been scheduled for next week. The cost will be split with the Club and the WCA.

### **Legal**

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

- No Report Included

### **Lakes and Preserves**

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

- Additional lake Information included in Management Report
- Management and Palm Beach Aquatics are doing a monthly tour of the property.
- Management is waiting for a proposal from Palm Beach Aquatics for bacteria products.
- Two proposals have been received for the intake pipe on #5; management is waiting for one more.

### **Landscaping**

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

- TRG Landscape will be on property starting January 1, 2015.

### **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

- Report from Management

- Three fence companies have been on property to look at the fences that are in need of repair. Proposals will be sent in after the holidays.

### **Security**

Chairperson, Sandye Weiss, (Exeter)

- Report Included
- All guest and Club employees will be asked for valid driver's license entering Wycliffe property.
- 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

- Exeter's Annual Election was held on Dec. 8<sup>th</sup>, 2014, a last minute Legal opinion from outside counsel (due to a letter given to management received from an attorney hired by two residents with intentions to run for the Exeter Committee) in reference to absentee ballots used for voting, was determined to be invalid. The residents present were very upset, so a motion was made by the Exeter Committee to cancel the meeting and hold a new election at a later date and was unanimously approved. Sam Cohen has requested a document change regarding Article V, Section 3 of the By Laws regarding using Exeter's election process. This request will be sent to the Legal Committee for further review.
- Sam Cohen will re-introduce the Lang Management contract to the Legal Committee for review, then to be brought back to the next WCA Board meeting.

### **Management Report**

- Written Report Included
- Financial Summary
- Violations
  - As of December 18th, 2014, there were 20 Security violations that consisted of: 1-Parked on grass, 7-Overnight parking, 1-No parking area and 11-Alternate side parking
  - As of December 18th, 2014 there were 3 modification applications that consisted of: 1- Tree Removal, 1-Landscape, 1-Exterior Lighting
- 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)

- Two Inspections, plumbing and electrical have been completed & approved. A/C Mechanical & the Final have been scheduled for next week.

### **New Business**

- WCA building room usage for outside parties. Management spoke with the Insurance Company and they strongly discouraged the idea, due to the liability. A Motion was made by Diane Gower and seconded by Ray Miller to make the facility available to residents for personal gatherings (parties). Motion was defeated, 3 - for, 12 - against.
- Town Hall meetings for Comcast & ADT will be made in early 2015.
- Certification Classes for new Board Members, information was handed out to the Board members.

## Other

The new 2012 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](http://www.gateaccess.net) the community code in the drop down box is “WYC” and further instructions are on the bottom of the page.
- 2) Residents are urged to use the pre-authorization guest/vendor phone number: 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 Organizational Meeting | Tuesday, December 9 <sup>th</sup> , 2014 @ 4pm |
| WCA Exec.Comm.Meeting      | Thursday, December 18th, 2014 @ 9am            |
| WCA BOD Meeting            | Thursday, December 18th, 2014 @ 1pm            |

The WCA website address is: [wycliffeonline.com](http://wycliffeonline.com)

A Motion was made by Diane Gower and seconded by Stanley Scheiner to adjourn at: 2:10pm.

Respectfully Submitted,

Jamie Hand

Castle Management, Inc.

**Approved:**

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Stanley Scheiner, Secretary, Wycliffe Community Association, Inc.