

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

Thursday, February 26th, 2015  
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
Neil Fogel	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>
Hal Braxton	Kensington
Carl Rothbaum	Laurel
Rick Abramowitz	Manchester Greens
Jack Moss	Manchester Lakes

**Board members absent:**

Bob Monsour	Country Club
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**Districts Represented by a Substitute:**

Ira Abramson	Country Club
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**Call to Order**

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

**Approval of Minutes from Previous Meeting:**

Minutes of January 22nd, 2015 approved with 2 abstaining

**President's Report**

- Jerry Kahan welcomed Neil Fogel, newly elected Chairman for Exeter. Please remember that all newly elected Board members or existing members that are not certified must be certified within 90 days of election. District Management companies can provide dates & locations. Once certified please provide Jamie with the certificates.

**Committee Reports**

### **Buildings and Roads**

Ray Miller, Chairperson (Andover) Steve Sininsky, Jane Aaron

- Oral Report

### **Cable Committee**

Joel Lieberman, Chairman (Dover), Art Sidorsky, Co Chair, Diane Gower, Norma Feinsod, Bob Feld, Jerry Bailin, Joe Rudich

- Town hall meetings will be scheduled once the committee has met with the companies being vetted.

### **Communication/ Website Committee**

Steve Hochenberg, Chair, Larry Plonsker Co Chair

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

### **Website Committee**

Chairperson, Marvin Mord (James Estate)

- 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** Jerry Kahan

- Oral Report

### **Feral Cat Program**

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

- Written Report Included

### **Financial/Budget Committee**

Burt Harris, Chairperson (Greenbriar), Joel Burzin, Fred Traub, Gerry Ranzal, Rick Abramowitz

- A financial report is included.
- The PNC Bank loan for the Special Assessment has been paid in full.
- Burt has suggested that Board members and or Committee Chairs please meet with Bryan and present any expectations for any capital expenses for the 2016 Budget.

### **Home Sales/Leasing**

Irwin Tepper, Chairperson (Manchester Greens)

- Written report included

### **Insurance**

Robert Kleiner Chairperson (Manchester Lakes)

- No Report

### Joint Committee

Stanley Scheiner Chairperson (Fairmont), Rick Abramowitz

- The Committee has decided to table any meetings until the Club has a new General Manager.

### Legal

Chairperson, Joel Lieberman (Dover), Hal Braxton Co Chair, Bob Follick, Bob Monsour, Burt Harris, Hal Braxton

- A motion was made by Diane Gower and seconded by Hal Braxton to add Burt Harris to the Legal Committee. Motion was approved.
- A motion was made by Diane Gower and seconded by Ray Miller to approve the Amendment to the By-Laws Item 1 Section 3-Exeter District Committees - The Exeter District Committee shall elect one of its Committee members to serve as the alternate to the WCA BOD. Motion was approved.
- A motion was made by Diane Gower and seconded by Ira Abramson to approve the Amendment to the Declaration Item 1 - The title and introduction of the Declaration is hereby amended to read as follows; Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Wycliffe - removing Golf and Country Club. Motion approved.
- A motion was made by Diane Gower and seconded by Steve Hochenberg to approve the Amendment to Declaration Item 2 Section 3-Computation and Collection of Base Assessments to state; A Base Assessment shall be considered delinquent if not paid **within thirty (30) days of the due date**. Motion approved.
- A motion was made by Diane Gower and seconded by Steve Hochenberg to approve the Amendment to Declaration Item 2 Section 9: Effect of Non Payment of Assessments – changes are in red; If assessment is not paid **within thirty (30) days of the date due**, the owner **may**, be charged a late fee in an amount **set by the Board of Directors from time to time, which shall not exceed the maximum amount allowed by law**. **The Board of Directors may, however, by written request compromise any claims or waive any late charges, interest, or cost of collection of the assessments, if it believes that doing so will be in the best interest of the Association**. Motion approved.
- A motion was made by Ira Abramson and seconded by Rick Abramowitz to approve the Amendment to Declaration Item 3 Section 1(E) Recreational and Commercial Vehicles – changes are in red; **Notwithstanding any other provision of this Section, any ¾ ton pick up, without commercial signage operated by a medical or healthcare professional assisting a resident at night may be parked in the driveway of the resident's Unit during the nighttime, provided that such professional has registered with and provided proof of profession to the Association**. Motion was approved 13 for, 1 opposed, 1 abstaining.
- A motion was made by Ira Abramson and seconded by Hal Braxton to approve the Amendment to the By-Laws Item 2 Section 8 (A) Voting – **all voting must be by secret ballot and those members not in attendance at a meeting of the members for any vote, such ballots must be placed in an inner envelope with no**

identifying markings and mailed or delivered to the association in an outer envelope. Motion was approved.

### **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.

### **Landscaping/ Perimeter Hedge**

Carl Rothbaum Chairperson (Laurel), Les Litwin, Larry Greener

- A motion was made by Diane Gower and seconded by Jack Moss to remove 261 damaged trees in the perimeter hedge and replace them with 185 replacement trees, no to exceed \$26, 000. Motion was approved.

### **Modifications/Architectural Review**

Art Gottesman Chairperson (Dover), Hal Braxton

- No Report.

### **Security**

Diane Gower Chairperson, (Barclay), Gene Fleishman, Ed Goldman, Art Gottesman, Walter Smith, Joyce Costa

- Written Report Included from Universal Protection
- Oral Report from Diane Gower
- 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, Neil Fogel

- The Lang Management contract is no longer being reviewed. The Exeter committee is seeking outside Legal council for advice to become a separate entity, whether it is an HOA or LLC etc. The WCA BOD will do whatever possible to support this endeavor.

### **Management Report**

- Written Report Included
- Financial Summary
- Violations
  - As of February 26th, 2015, there were 31 Security violations that consisted of: 5-Trucks parked after hours, 16-Overnight parking,5-Ignored stop sign, 2-Alternate side parking
  - As of February 26th, 2015 there were 2 modification applications that consisted of: 1- Hurricane Shutters, 1-Pavers
- Security
  - Included in Management Report

- Written Report Included

### **Long Range Planning**

Carol Ablow Chairperson, (Huntington) Carl Rothbaum, Bob Monsour

- Carol has asked that the WCA BOD propose suggestions to the Committee for replacing (in the future) the existing Ficus Hedge with some other type of material in case of disease or act of Mother Nature.

### **New Business**

- **Please remember ALL dogs must be on a leash at all times & please pick up after your dog.**

### **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) The pre-authorization for 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 Exec.Comm.Meeting	Thursday, March 26th, 2015 @ 9am
WCA BOD Meeting	Thursday, March 26 <sup>th</sup> , 2015 @ 1pm

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

A Motion was made by Diane Gower and seconded by Ira Abramson to adjourn at: 3:15pm.

Respectfully Submitted,

Jamie Hand

Castle Management, Inc.

**Approved:**

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Stanley Scheiner, Secretary, Wycliffe Community Association, Inc.