

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

Thursday, March 26th, 2015
4150 Wycliffe Country Club Blvd, Wellington, FL

Board members present:

Ray Miller	Andover
Diane Gower, Vice President	Barclay
Jerry Kahan, President	Cambridge
Neil Fogel	Exeter
Stanley Scheiner, Secretary	Fairmont
Carol Ablow	Huntington
Steve Hochenberg	Imperial Isle
Art Sidorsky, Director at Large	James Ct
Hal Braxton	Kensington
Carl Rothbaum	Laurel
Rick Abramowitz	Manchester Greens
Bob Monsour	Country Club

Board members absent:

Art Gottesman	Dover
Burt Harris, Treasurer	Greenbriar
Jack Moss	Manchester Lakes

Districts Represented by a Substitute:

Joel Lieberman	Dover
Hank Klaiman	Greenbriar
Rob Kleiner	Manchester Lakes

Call to Order

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

Approval of Minutes from Previous Meeting:

Minutes of February 26th, 2015 approved with 2 abstaining.

Guest Speakers

- Brian Mirson, resident of Manchester Greens spoke regarding pick up trucks.

President's Report

- Jerry Kahan asked the WCA Board members to discuss with their District Boards, the concept of pick-up trucks with “restrictions” to be visible after hours. Please bring any feedback to the next WCA Board meeting in April.

Committee Reports

Buildings and Roads

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

- Oral Report
- Look at sidewalks and shared cart paths, for repair of uneven & cracked concrete.

Cable Committee

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

- Oral Report

Communication/ Website Committee

Steve Hochenberg, Chair, Larry Plonsker, Co Chair

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

Covenant Enforcement

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 from Bob Monsour
- New elections were held, Irwin Tepper was elected as President, Jerry Kahan, the WCA President was invited to attend the Governance Council at Boca Woods. The search is ongoing for a General Manager. Joel Burzin will now be reporting on the home sales.

Feral Cat Program

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

- Written Report Included

Financial/Budget Committee

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

- A financial report is included.

- A reminder, all Committee Chairpersons are urged to get your wish list together and meet with Burt and Brain for Capital Expenses or normal Budget items for the 2016 Budget, which will begin within the next 60 days.

Home Sales/Leasing

Irwin Tepper Chairman (Manchester Greens)

- Written report included
- Jerry Kahan asked the WCA Board members to present the question to your Boards - What can we, as the WCA do, to promote the sale of homes. Please bring back any ideas or concepts back to the next WCA Board meeting.

Joint Committee

Stanley Scheiner Chairman (Fairmont), Rick Abramowitz

- No Report

Legal

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

- Report Included
- Fairmont Property – A Quiet Title
- A Motion was made by Diane Gower and seconded by Joel Lieberman to accept the proposal from St. John Rossin to proceed with a Quiet Title; and move forward and continue to take action in regards to the Fairmont property. Motion approved with 2 opposed.
- A Motion was made by Joel Lieberman and seconded by Hal Braxton to approve the Amendments to the Amended and Restated By-Laws of the WCA, Inc.; brought forth and Amended at the March 2015 Board meeting (Article II, Section 8 -voting by secret ballots). Motion approved.

Lakes and Preserves

Jack Moss Chairman (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 Chairman (Laurel), Les Litwin, Larry Greener

- Center median beautification continues; Bismarckia Palms will soon be planted, mulch is scheduled for October. Hurricane trimming has begun; Begonias will also begin to be planted.
- A landscape lighting demonstration by Daughtry Electric will be held for Board members on Wednesday, April 1st @ 7:30; please meet behind the south gate house.

Modifications/Architectural Review

Art Gottesman Chairman (Dover), Hal Braxton

- No Report

Security

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

- Report Included
- A Motion was made by Diane Gower and seconded by Joel Lieberman to approve and accept the proposal from Access Masters to install 10 lighted gate arms at both the North and South entrance and exits. Motion was approved.
- 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**. Before you leave for the summer, please make sure and check the batteries in your smoke detectors; you can also have ADT test your system remotely by calling the same number.

Exeter District Report

Chairperson, Neil Fogel

- Exeter has held interviews with two prospective Law firms and will be reviewing the potential contracts.

Management Report

- Written Report Included
- Financial Summary
- Violations
 - As of March 26th, 2015, there were 62 Security violations that consisted of: 3-Trucks after hours, 25-Overnight parking, 3-No visible pass and 22-Alternate side parking, 1- Parked in front of mailbox 4-Ignored stop sign, 4-Excessive speed
 - As of March 26th, 2015 there were 2 modification applications that consisted of: 1- Shutters, 1-Pavers
- Security
 - Included in Management Report
 - Written Report Included

Long Range Planning

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

- Carol Ablow is now on the Clubs Board Long Range Planning Committee.

New Business

Other

The 2012 Rules & Regulations are available in the WCA office.

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) Residents are urged to use the pre-authorization guest/vendor phone number: 561-963-7121(follow the prompts)

Good & Welfare

Happy Passover & Happy Easter

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, April 23rd, 2015 @ 9am
WCA BOD Meeting	Thursday, April 23rd, 2015 @ 1pm

The WCA website address is: wycliffeonline.com

A Motion was made by Steve Hochenberg and seconded by Diane Gower to adjourn at: 2:50pm.

Respectfully Submitted,
Jamie Hand

Castle Management, Inc.

Approved:

Stanley Scheiner, Secretary, Wycliffe Community Association, Inc.