

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

Thursday, April 23rd, 2015
4150 Wycliffe Country Club Blvd, Wellington, FL

Board members present:

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

Board members absent:

Districts Represented by a Substitute:

Call to Order

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

Approval of Minutes from Previous Meeting:

Minutes of March 26th, 2015 approved

President's Report

- Oral Report
- Guest Speaker: Adam Kelly owner of Glattli Spray Service and Jan Redlich from TRG Landscaping explained to the Board, the process and the chemicals used by his company for fertilization and White Fly treatment.

Committee Reports

Buildings and Roads

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

- No Report
- A Motion was made by Jerry Kahan and seconded by Carl Rothbaum to spend up to \$21, 500.00 to repair the remaining cart path curbs going to the west course, along with the trip hazards on the sidewalks being uprooted by the trees. Motion passed

Cable Committee

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

- Oral Report -The Committee continues to have monthly meetings

Communication/ Website Committee

Steve Hochenberg, Chair, Larry Plonsker, Co Chair

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

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 from Bob Monsour – there will be three dates set aside for golf with no trail fee, just cart fees, providing the guest that attend have lunch and dinner at the Club.
- There are two finalists for the General Manager position.

Feral Cat Program

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

- No Report

Financial/Budget Committee

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

- A financial report is included.
- A Motion was made by Burt Harris and seconded by Diane Gower to approve hiring Gladstone as the auditor for 2016 for the same amount of \$6,000.00. Motion was approved.

- An Audit meeting (a sub-committee from the finance committee) was held with Steve Gladstone to review the year end financials, which are included in your packets.
- A delinquency spread sheet by name and district has been formatted by management. Bryan and Burt have met with a few districts and their property management companies to work on this project.

Home Sales/Leasing

Irwin Tepper Chairperson (Manchester Greens)

- Written report included

Joint Committee

Stanley Scheiner Chairperson (Fairmont), Rick Abramowitz

- No Report

Legal

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

- Oral Report
- Hal Braxton has asked that the Board allow the Legal Committee to review the language referring to leases, (specifically) guest for more that 30 days.

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.
- 13,400 fish have been added to the lakes; an additional 3,250 catfish will also be added next week. In May 3,450 bass will be added to the lakes. There is ONLY catch and release in the Wycliffe lakes.

Landscaping/ Perimeter Hedge

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

- A Motion was made by Carl Rothbaum and seconded by Steve Hochenberg to approve the hiring of Glattli Spray Service, and a 30 day notice given to the current contractor. Motion 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
- Residents, please call **911 FIRST** for all emergencies, **NOT** the security gate.

- A Motion was made by Diane Gower and seconded by Rick Abramowitz to propose the following change to the WCA Rules & Regulations “Overnight parking on the street for automobiles is defined as between midnight and 6am. Motion approved
- A Motion was made by Diane Gower and seconded by Carl Rothbaum to approve the following proposal; “Registered hospice or health care workers may register at the WCA or with Security for a permit (pass) to allow overnight parking when such worker is providing health related services to a resident, regardless of the vehicle they drive”. Such permission has a 30 day limit but may be renewed for an additional 30 days. Motion approved.
- The Legal Committee will bring back to the next BOD meeting the new verbiage of “non-commercial vehicles will not be allowed to park overnight or what ever the definition of daylight hours will be”.
- Jerry Kahan asked the Board to bring to their district boards the proposal brought forth by Mr. Brain Mirson last month that would allow pick up trucks to park overnight. The results from the district boards for this proposal was; 3 for, 11 against, with 1 abstaining. Proposal denied.

Exeter District Report

Chairperson, Neil Fogel

- Exeter held a dine around and was very successful, Neil recommends doing this for your districts.
- Exeter has approved a spending policy of \$5000.00 without going to the community, which is in reserves. Two contracts were presented to Management for signatures, one for a Law Firm the other for a Landscape company.

Management Report

- Written Report Included
- Financial Summary
- Violations
 - As of April 23rd, 2015, there were 35 Security violations that consisted of: 2-Trucks after Hours, 2-Overnight parking,1-No Visible Pass and 13-Alternate side parking, 2- Parked in front of Fire Hydrant,6- Ignored stop sign, 9-Excessive Speed
 - As of April 23rd, 2015 there were 3 modification applications that consisted of: 2- Shutters, 1-Roof
- Security
 - Included in Management Report
 - Written Report Included

Long Range Planning

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

- The new name is Strategic Planning, Jerry Kahn & Carol Ablow will both be serving on that committee.

New Business

- A Motion was made by Burt Harris and seconded by Stanley Scheiner to allow the 6 district property managers working within Wycliffe to receive transponders specific to their vehicle. The district or Property Manger will be responsible for the \$40.00 fee. If for any reason this is being abused the transponder will be deactivated. Motion passed
- Board members have been asked by Management to relay to your districts that the Special Assessment will no longer be collected after the second quarter. Management will send an email to the property managers & district treasures as a reminder.

Other

The 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 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 Exec.Comm.Meeting	Thursday, May 21st, 2015 @ 9am
WCA BOD Meeting	Thursday, May 21st, 2015 @ 1pm

The WCA website address is: wycliffeonline.com

A Motion was made by Jerry Kahan and seconded by Stanley Scheiner to adjourn at: 2:50pm.

Respectfully Submitted,

Jamie Hand

Castle Management, Inc.

Approved:

Stanley Scheiner, Secretary, Wycliffe Community Association, Inc.