

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

Thursday, September 24th, 2015  
4650 Wycliffe Country Club Blvd, Wellington, FL

**Board members present:**

Ray Miller	Andover
<b>Diane Gower, Vice President</b>	Barclay
<b>Jerry Kahan, President</b>	<b>Cambridge</b>
Neil Fogel	Exeter
<b>Stanley Scheiner, Secretary</b>	<b>Fairmont</b>
Carol Ablow	Huntington
<b>Art Sidorsky, Director at Large</b>	<b>James Ct.</b>
Hal Braxton	Kensington
Carl Rothbaum	Laurel
Jack Moss	Manchester Lakes
Bob Monsour	Country Club

**Board members absent:**

Art Gottesman	Dover
Marty Baum	Greenbriar
Steve Hochenberg	Imperial Isle
Rick Abramowitz	Manchester Greens

**Districts Represented by a Substitute:**

Joel Lieberman	Dover
Ira Hershfield	Greenbriar
Hank Greenberg	Imperial Isle
Alan Eckert	Manchester Greens

**Call to Order**

Jerry Kahan, President called the WCA Meeting Board to order at 1:00pm. The Board meeting was held in the Grande Lounge of the Club due to the overwhelming interest of the Cable negotiations.

**Approval of Minutes from Previous Meeting:**

Minutes of July 23rd, 2015 were approved.

**President's Report**

- Oral Report

## **Committee Reports**

### **Buildings and Roads**

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

- No Report

### **Cable Committee**

Diane Gower, Chairperson (Barclay) Art Sidorsky, Co Chair, Norma Feinsod, Bob Feld, Jerry Bailin, Jerry Stabler

- Diane Gower discussed the cable comparison report and introduced the attorney hired by the WCA, Chelle Konyk

### **Communication/ Website Committee**

Steve Hochenberg, Chair, Larry Plonsker, Co Chair

- 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), Joe Neiman (Man. Lakes)

- No Report

### **Country Club Report** Jerry Kahan

- Darrell Wilde, GM for the Club spoke to the WCA BOD and any residents as visitors at the meeting. The goal for both the Club and WCA is to work together for the betterment of the Community, to attract new buyers and become new residents of Wycliffe.

### **Feral Cat Program**

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

- Written Report Included

### **Financial/Budget Committee**

Rick Abramowitz, Chairperson (M.G.), Sy Levenstein Joel Burzin, Fred Traub, Gerry Ranzal,

- A financial report is included
- A Motion was made Sy Levenstein and seconded by Jerry Kahan for the approval by the WCA BOD for the write off of delinquent (more than three years) and uncollectible Maintenance Receivables in the amount of \$98,252.70. Motion was approved unanimously

### **Home Sales/Leasing**

Joel Burzin, Chairperson (Huntington)

- Written Report Included

### **Joint Committee- WCA/Club**

Stanley Scheiner, Chairperson (Fairmont), Rick Abramowitz

- Oral Report

### **Legal**

Chairperson, Joel Lieberman (Dover), Bob Follick, Bob Monsour

- The Legal Committee will meet with the Chairman of the CEC, Fred Altschul to discuss the new Florida Statutes for the Grievance Committee. The procedures of how hearings will be heard and fines determined will be discussed.

### **Lakes and Preserves**

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

- Additional lake Information included in Management Report
- Oral report from Jack Moss
- A Motion was made by Jack Moss and seconded by Hal Braxton to give 30 day notice to Palm Beach Aquatics (current Lake Company) and hire Superior Waterway Services as our new Lakes Company. Motion approved unanimously.

### **Landscaping/ Perimeter Hedge**

Carl Rothbaum, Chairperson (Laurel)

- No Report
- Mulching will begin on October 1<sup>st</sup>.

### **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

- 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, Neil Fogel

- No Report

### **Management Report**

- Written Report Included
- Financial Summary
- Violations
  - As of September 24<sup>th</sup>,2015, there were 21 Security violations that consisted of: 2- Parked on grass, 7- Alternate side parking, 12-Excessive Speed

- As of September 24<sup>th</sup>,2015 there were 6 modification applications that consisted of: 3-Roofs, 1-Awning, 1-Solar Panel, 1-Tree Removal
- Security
  - Included in Management Report
  - Written Report Included

### **Strategic Planning**

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

- No Report

### **New Business**

- **All Committee Chairs need to please meet with Bryan ASAP prior to the October meeting if you have any wish list, suggestions or requests for any of your committees for the 2016 Budget. The Budget will be presented at the October BOD meeting.**

### **Other**

The 2012 Rules & Regulations are in the WCA office for pick up

Residents are urged to use the available options below 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 Exec.Comm.Meeting      Thursday, October 22nd, 2015 @ 9am

WCA BOD Meeting              Thursday, October 22nd, 2015 @ 1pm

**No Board Meeting in August**

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

A Motion was made by Diane Gower and seconded by Alan Eckert to adjourn at: 3:35pm.

Respectfully Submitted,

Jamie Hand

Castle Management, Inc.

**Approved:**

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Stanley Scheiner, Secretary, Wycliffe Community Association, Inc.