

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

Approval of Proposed 2016 Budget

Thursday, October 22nd, 2015
4650 Wycliffe Country Club Blvd, Wellington, FL

Board members present:

Ray Miller	Andover
Diane Gower, Vice President	Barclay
Jerry Kahan, President	Cambridge
Joel Lieberman	Dover
Neil Fogel	Exeter
Stanley Scheiner, Secretary	Fairmont
Marty Baum	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
Bob Monsour	Country Club

Board members absent:

Jack Moss	Manchester Lakes
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Districts Represented by a Substitute:

Jerry Shames	Manchester Lakes
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Call to Order

Jerry Kahan, President called the WCA Meeting Board to order at 3:00pm. The Board meeting was held in the Grande Lounge at the Club.

Approval of Minutes from Previous Meeting:

Minutes of Sept. 24th, 2015 were approved.

President's Report

- Oral Report

Committee Reports

Buildings and Roads

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

- No Report

Cable - Jerry Kahan

- Discussion was made to consider the hiring of a consultant for the Cable negotiations. A Board decision was made to hold a Special Meeting of the WCA BOD on Monday, October 26th, 2015 at 12:30pm in the WCA room to interview Jeff Engle from Engle Technologies, LLC as a possible consultant.
- A handout was given to the Board members that showed the comparison of both Comcast & Hotwire with facts that were received in writing from both companies.

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

- Oral Report

Feral Cat Program

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

- No Report

Financial/Budget Committee

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

- A financial report is included
- Sy Levenstein presented the proposed 2016 Budget; there will be an increase of \$8.00 per resident, per quarter. This is due to the Village of Wellingtons 3% increase for the 2016 drainage fees and an increase for the Universal Protection Service 2016 revised contract.
- A Motion was made by Joel Lieberman and seconded by Hal Braxton to approve the 2016 Budget with an increase of \$8.00 bringing the WCA Master fees to \$722. Motion was approved unanimously. Many thanks to Bryan Stockwell and Sy Levenstein for their hard work in in completing the proposed Budget, well done.

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 draft a letter to address the issue in Barclay concerning a resident that planted Palm trees on WCA property (easement) and has refused to remove them. A modification application was not submitted to the WCA prior to the planting, therefore there was no approval. Upon the application being submitted with a survey, it was then discovered Barclay it was no longer involved.

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

Landscaping/ Perimeter Hedge

Carl Rothbaum, Chairperson (Laurel)

- Oral Report
- A Motion was made by Carl Rothbaum and seconded by Steve Hochenberg to approve new landscape on the center median on Lake Worth Rd. and Wycliffe Country Club Blvd. in the amount of \$5,714.00. Motion was approved.

Modifications/Architectural Review

Hal Braxton, Chairperson (Kensington)

- No Report

Security

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

- Report Included
- A Motion was made by Diane Gower and seconded by Ray Miller to approve the revised contract for Universal Protection Services which becomes effective 2016. Motion was approved
- **Starting Jan.1st, 2016** the Security Rover will no longer issue warnings to residents. This program has been in existence since April of 2014 educating the Community. Therefore, the first citation will be a fine as of Jan.1st 2016, your violations and copies of the letters mailed to you will be on record for 3 years. The Legal Committee will make the changes in the Rules and Regulations and present them at next months Board meeting. Motion was made by Joel Lieberman and seconded by Stanley Scheiner. Motion was approved.
- Residents, please call **911 FIRST** for all emergencies, **NOT** the security gate.
- **ADT** - the contact number for customer service is same **800-878-7806**.

Exeter District Report

Chairperson, Neil Fogel

- No Report

Management Report

- Written Report Included
- Financial Summary
- Violations
 - As of October 26th, 2015, there were 40 Security violations that consisted of: 6-Overnight parking, 9-Alternate side parking, 1-Blocking Fire Hydrant, 21-Excessive Speed, 3- Ignored Stop Sign
 - As of October 22nd, 2015 there were 5 modification applications that consisted of: 2-Roofs, 2-Windows, 1-Shutter
- Security
 - Included in Management Report
 - Written Report Included

Strategic Planning

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

- No Report

New Business

- Diane Gower discussed forming a new Club for the owners of dogs of Wycliffe; the name will be Tail Waggers. The Committee is researching the best possible vacant land for the dogs. More information will be forthcoming.

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 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)
- 3) Your pets **MUST** be on a leash when walking on Common Property, you are also responsible for picking up and disposing properly, any waste from your pets.

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.

A Town Hall meeting will be held on Monday, October 26th, 2015 from 2-5 pm in the Grande Dining room for discussion of the Cable negotiations.

WCA Exec.Comm.Meeting Thursday, November 19th, 2015 @ 9am
WCA BOD Meeting Thursday, November 19th, 2015 @ 1pm

The WCA website address is: wycliffeonline.com

A Motion was made by Art Sidorsky and seconded by Steve Hochenberg to adjourn at: 5:15pm.

Respectfully Submitted,

Jamie Hand

Castle Management, Inc.

Approved:

Stanley Scheiner, Secretary, Wycliffe Community Association, Inc.