

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

Thursday, November 19th, 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
Rick Abramowitz	Manchester Greens
Jack Moss	Manchester Lakes
Bob Monsour	Country Club

Board members absent:

Carl Rothbaum	Laurel
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Districts Represented by a Substitute:

Michael Landau	Laurel
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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 October 22nd, 2015 were approved.

President's Report

- Jerry announced Louis Palermo as the guest speaker to discuss the Lakes. Many compliments have been received; the lakes are in wonderful condition.

Committee Reports

Buildings and Roads

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

- No Report

Cable - Jerry Kahan

- The WCA Board has agreed to hire Amy Westwood of Celebration Associates, LLC. The contract will include a not to exceed amount of \$21,000; hourly rates not daily; include analysis from the companies she interviews from the RFP and to bring back to the Board a recommendation.
- All Board members, the former cable committee members, the legal committee and any outside contractors or attorneys involved have been to ask to sign the conflict of interest form.

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)

- New Florida Statute rules will affect the current CEC. A more complete detail will be in the Legal committee report.

Country Club Report Jerry Kahan

- Oral Report by Bob Monsour

Financial/Budget Committee

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

- A financial report is included

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

- A Motion was made by Bob Monsour and seconded by Art Sidorsky to approve the changes in the language with regards to traffic; that a violation or warning will be removed after 3 years. Each new violation or warning in the interim will itself have a new 3 year waiting period before removal. Motion approved with 1 opposing, Jack Moss.

- A Motion was made by Joel Lieberman and seconded by Art Sidorsky to accept the new Florida Statute changes for the CEC. A mediator will first hear the grievance; if the mediation is successful there will be no further action. If unsuccessful, the grievance will be heard by the WCA Board and decide on whether to impose a fine or penalty, if deserved. Approved. Language is attached.
- A Motion was made by Joel Lieberman and seconded by Jerry Kahan to approve Bob Follick as the mediator to hear all grievances. Approved
- The WCA proposed to outside counsel, the possibility of redefining a member in good standing to take into account a member that is current with the WCA obligations but not with the Club and vice versa, so that each could have leverage to limit services to that member. Counsel advised that cannot be done. However, the Club is authorized to suspend member's rights to use the Club if the member is financially delinquent to the WCA.

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
- Guest speaker Louis Palermo of Superior Waterway Services. The company will be testing 4 of the lakes with high contents of muck. Once the results are back, they will then start the BioZyme product in the lakes that will be best suited for this product. Some results should become noticeable in 6 months.
- A Motion was made by Diane Gower and seconded by Joel Lieberman to approve starting of the BioZyme product. Approved with 1 opposed, Neil Fogel

Landscaping/ Perimeter Hedge

Carl Rothbaum, Chairperson (Laurel)

- No Report

Modifications/Architectural Review

Hal Braxton, Chairperson (Kensington), Bob Nass

- A Motion was made by Diane Gower and seconded by Joel Lieberman to require a second signature for approval to the Modification signature page for the WCA. Approved.

Security

Diane Gower, Chairperson (Barclay), Art Gottesman, Joyce Costa

- Report Included
- Diane has asked that the Board approve the new committee members to follow; Les Litwin, Gail Spiegall, Lynn Goodman
- Transponders for Club employees was approved by the Security Committee. This will help alleviate the back up of traffic when employees arrive. The transponders can be designated for specific times; the Club will be invoiced for these transponders. The Club will notify the WCA of all terminations so the transponders can be deactivated immediately.
- 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 November 19th, 2015, there were 36 Security violations that consisted of: 34-Excessive Speed, 2- Ignored Stop Sign
 - As of November 19th, 2015 there were 3 modification applications that consisted of: 1-Garage Door, 1-Pool Deck, 1-Painting Exterior of Home
- Security
 - Included in Management Report
 - Written Report Included

New Business

- **Jerry has asked that if there are any Committee changes, as in chairman or members please let Jamie know so the new 2016 list can be compiled.**
- 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. Jerry has asked Diane to come back to the Board with more definitive information. Manchester Lakes, Greens and Laurel please ask your Boards and residents how they feel about using the back portion of the WCA property for the Tail Waggers. Possibly used once or twice a month with a portable fence to be put in place during that time and all areas is picked up afterwards.

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.

WCA Organizational meeting	Tuesday, December 1st, 2015 at 3pm
WCA Annual Meeting	Tuesday, December 1st, 2015 at 4pm
in the Grande Dining Room	
WCA Exec.Comm.Meeting	Thursday, December 17th, 2015 @ 9am
WCA BOD Meeting	Thursday, December 17th, 2015 @ 1pm

The WCA website address is: wycliffeonline.com

A Motion was made by Jerry Kahan and seconded by Jack Moss to adjourn at: 2:40.

Respectfully Submitted,

Jamie Hand

Castle Management, Inc.

Approved:

Stanley Scheiner, Secretary, Wycliffe Community Association, Inc.