

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

Thursday, April 28th, 2016
4650 Wycliffe Country Club Blvd, Wellington, FL

Board members present:

Russ Aaron	Andover
Diane Gower	Barclay
Jerry Kahan, President	Cambridge
Joel Lieberman	Dover
Neil Fogel	Exeter
Stanley Scheiner, Secretary	Fairmont
Marty Baum	Greenbriar
Diane Sawicki	Huntington
Steve Hochenberg, Director at Large	Imperial Isle
Art Sidorsky, Vice President	James Ct.
Hal Braxton	Kensington
Carl Rothbaum	Laurel
Rick Abramowitz, Treasurer	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 Board Meeting to order at 1:00pm.

Approval of Minutes from Previous Meeting:

Minutes of March 24th, 2016 were approved.

President's Report

- Steven Gladstone (Auditor) of Gladstone Scher & Company reviewed the 2015 audited year end financials.

Committee Reports

Buildings and Roads

Art Sidorsky, Chairperson (James Ct.) Harvey Shane, Dr. Milton Green, David Gilbert

- No Report

Cable - Jerry Kahan

- Comcast now has the final report with the final request. The final document will be reviewed by Chelle Konyk PLLC, WCA Legal Committee and then the WCA BOD before any final agreement/contract is made.

Communication/ Website Committee

Steve Hochenberg, Chair, Larry Plonsker, Co Chair

- No Report

Mediation/CEC

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/ Bob Monsour

- Oral Report by Bob Monsour

Financial/Budget Committee

Rick Abramowitz, Chairperson (M.G.), Joel Burzin, Ed Pachtman

- A financial report is included

Home Sales/Leasing

Joel Burzin, Chairperson (Huntington)

- Written Report Included

Home Security

Steve Hochenberg, Chairperson (Imperial Isle), Carol Greener, Avrum Tishman, David Gilbert

- A meeting was held with ADT, Janett McMillian, Steve, and the WCA Legal Committee to finalize the contract.
- A Motion was made by Carl Rothbaum and seconded by Diane Gower to approve in context, the ADT **contract**

Joint Committee - WCA/Club

Stanley Scheiner, Chairperson (Fairmont), Rick Abramowitz- WCA / Darrel Wilde, Bob Monsour- Club

- A joint Legal Committee has been established between the WCA and the Club.
- There is joint effort to gather information for insurance policies. As district representatives, if you are interested please get with Stanley Scheiner so we can possibly combine policies for the Wycliffe Community. Stanley has added two additional members that have insurance backgrounds to act as advisors to this committee; they are Jerry Brown and Bernie Perlman.

Legal

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

- Oral Report from Joel

- Document changes will be discussed at April's board meeting.
- A motion was made by Joel Lieberman and seconded by Neil Fogel to permit Castle Management or the Associations Attorney, to send an eviction notice to our home that is being resided in for more than 24 months. Approved

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
- It is possible that the BioZyme will start in March.
- The lakes are being monitored continually.
- 3,500 Bass were added to the lakes last week.

Landscaping/ Perimeter Hedge

Carl Rothbaum, Chairperson (Laurel)

- No Report

Modifications/Architectural Review

Hal Braxton, Chairperson (Kensington), Bob Nass

- No Report

Security

Diane Gower, Chairperson (Barclay), Art Gottesman, Joyce Costa, Les Litwin, Gail Spiegel, Lynn Goodman

- Report Included
- Diane has asked that residents please update your records by using www.gateaccess.net (community code is **WYC**) to identify your key holders and emergency contacts in case of emergencies.
- **ALL** guests and vendors entering the Wycliffe gates **WILL** be asked for their Drivers License, no exceptions. This is a major liability for the Community, therefore if you do not have your license you will be asked to leave the property.
- 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 April 28th, 2016, there were 36 Security violations that consisted of:
 - 14- Parked in street overnight, 2- Blocking fire hydrant, 5- Alternate side, 20-**Excessive Speed** MPH- 37 (5), 38 (6), 39 (3), 41 (2), 42 (1), 44 (1), 45 (1) 46 (1)
 - 5-**Ignored Stop Sign** Vehicles

- As of April 28th, 2016 there were 6 modification applications that consisted of: 1-Invisible fence, 1-Generator, 1- Fence, 1-Garage door, 1-Shutters, 1-Pavers (denied)
- Security
 - Included in Management Report
 - Written Report Included

New Business

- A motion was made by Bob Monsour and seconded by Stanley Scheiner to hire RCI Painting to proceed with the pressure cleaning, priming and painting of both tunnels at the cost of \$4275. Approved

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. The guards have been instructed to not take verbal request from residents.
- 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 Exec.Comm.Meeting	Thursday, May 26th, 2016 @ 9am
WCA BOD Meeting	Thursday, May 26th, 2016 @ 1pm

The WCA website address is: www.wycliffeonline.com

A Motion was made by Jack Moss and seconded by Steve Hochenberg to adjourn at: 3:15pm.

Respectfully Submitted,

Jamie Hand

Castle Management, Inc.

Approved:

Stanley Scheiner, Secretary, Wycliffe Community Association, Inc.