

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

Thursday, June 23rd 2016
4650 Wycliffe Country Club Blvd, Wellington, FL

Board members present:

Russ Aaron	Andover
Diane Gower	Barclay
Jerry Kahan, President	Cambridge
Stanley Scheiner, Secretary	Fairmont
Marty Baum	Greenbriar
Diane Sawicki	Huntington
Art Sidorsky, Vice President	James Ct.
Carl Rothbaum	Laurel Estates
Bob Monsour	Country Club

Board members absent:

Joel Lieberman	Dover
Neil Fogel	Exeter
Steve Hochenberg, Director at Large	Imperial Isle
Hal Braxton	Kensington
Rick Abramowitz, Treasurer	Manchester Greens
Jack Moss	Manchester Lakes

Districts Represented by a Substitute:

Art Gottesman	Dover
Howard Ertel	Exeter
David Tannebaum	Imperial Isle
Alan Eckert	Manchester Greens

Call to Order:

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

Approval of Minutes from Previous Meeting:

Minutes of May 26th, 2016 were approved.

President's Report

Committee Reports

Buildings and Roads

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

- Committee meetings are being held

Cable - Jerry Kahan

- Chelle Konyk will present at today's meeting to answer any questions from the Board regarding Comcast.
- One of the issues that appear to be unclear is if Wycliffe will be receiving DOCSIS 3.1 (Data Over Cable Service Interface Specification) which will not be available until July 2017 versus EPON. The Board has asked that Chelle Konyk get **specific language** from Comcast to be included in the contract exactly what they will be delivering to Wycliffe; DOCSIS 3.1, EPON or Fiber.
- The second issue is how much shared bandwidth will be delivered to each home from the node? Are they going to guarantee a minimum of 150 mega bits to each home and what will happen during peak usage? This needs to be in the contract. Is it an issue?
- Chelle recommends that this information needs to come from an Engineer not a salesman and be written in the contract not a verbal.

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

- No Report

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

Joint Committee - WCA/Club

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

- Oral Report

Legal

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

- No Report

Lakes and Preserves

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

- Additional lake information included in Management Report
- Another treatment of BioZyme has been added to lakes 2, 3 & 4, in Manchester Lakes and Lake 23 behind the Club.
- There is quite a bit of Algae. This is due to no rain and high temperatures. Once it is sprayed, it dies and floats to the bottom. This will be a re-occurring event mainly due to Mother Nature and the environment.
- The lakes are being monitored continually.

Landscaping/ Perimeter Hedge

Carl Rothbaum, Chairperson (Laurel), Neil Fogel, Peter Blatteis

- Oral Report
- The Ixora's have been removed and the Trinettes are being planted.

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
- 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, vendors and employees 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
- The Budget process has started. If any Board members or Committee Chairs foresee any needs or ideas for the 2017 year, please see Bryan for further discussion.
- Financial Summary
- Violations

- As of June 23rd, 2016, there were 43 Security violations that consisted of: 2- Parked in street overnight, 2- No parking area, 5 Alternate side, 25-**Excessive Speed** MPH- 37 (3), 38 (10), 39 (5), 41 (3), 42 (3), 45 (1) 9-**Ignored Stop Sign** Vehicles (4), Golf Carts (4), Motor Cycle (1)
- As of April 28th, 2016 there were 6 modification applications that consisted of: 1-Fence, 1-Roof, 1-Awning, 1-Tree, 1-Bamboo Screen, 1-Shutter
- Security
 - Included in Management Report
 - Written Report Included

New Business

- **Tail Waggers-** Since the anticipated dog park was not on the original site plan for Wycliffe and this will cause a change to the area, this process will need to be done through Palm Beach County Zoning which would include a public hearing. More research will be done on this topic.
- The WCA has been asked to order new signs warning the residents that Alligators are present in the Wycliffe lakes for liability purposes. The new signs will replace the current signs around the lakes now (which do not say Alligators present).The WCA will purchase the signs and the golf course will install them.

Other

Residents are urged to use the available options below to allow access to their 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, July 28th, 2016 @ 9am
WCA BOD Meeting	Thursday, July 28th, 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: 2:45pm.

Respectfully Submitted,

Jamie Hand

Castle Management, Inc.

Approved:

Stanley Scheiner, Secretary, Wycliffe Community Association, Inc.