

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

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

Board members present:

Russ Aaron	Andover
Diane Gower	Barclay
Jerry Kahan, President	Cambridge
Joel Lieberman (via conference call)	Dover
Stanley Scheiner, Secretary	Fairmont
Marty Baum	Greenbriar
Diane Sawicki	Huntington
Steve Hochenberg, Director at Large	Imperial Isle
Rob Kleiner	Manchester Lakes
Bob Monsour	Country Club

Board members absent:

Neil Fogel	Exeter
Art Sidorsky, Vice President	James Ct.
Hal Braxton	Kensington
Carl Rothbaum	Laurel Estates
Rick Abramowitz, Treasurer	Manchester Greens

Districts Represented by a Substitute:

Mel Parks	James Ct.
Bob Nass	Kensington
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 June 23rd, 2016 were approved.

President's Report

Oral Report

Committee Reports

Buildings and Roads

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

- No Report

Cable - Jerry Kahan

- Joel Lieberman was present via conference call. Discussed was the topic of the language to be included in the Comcast/WCA contract. There will be “dedicated service” to each unit. The process of delivery will be “Next Generation EPON” - 10 GIGS. Simply put; the cable arrives in Wycliffe by fiber optic to the main head end located at 441and Lake Worth Road. Currently it gets disseminated by coaxial cable. Under Next Gen/EPON it will come out of the ground as Fiber, then distributed as fiber to the hubs. The locations of the hubs will be determined by the engineers at Comcast who will come into Wycliffe to evaluate how many hubs are necessary. The hubs can handle up to 250-255 homes. It will go into the hub as fiber optic cable and will come out of the hub as fiber optic cable and be distributed to each and every home. Each and every strand will go to individual homes. Each home will receive up to 10,000 megabits. This is a brand new system in Florida and Wycliffe is the second community to receive it.
- Jerry Kahan requested permission from the board to move forward and sign the Comcast contract once it has been approved by our attorney, Chelle Konyk and our Legal Committee. All thirteen districts present at the board meeting approved unanimously. The districts not represented were Exeter and Laurel.

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 -To Be Appointed Alan Quinn (Manchester Lakes) Arthur Hodax,
Gene Holland

- Additional lake information included in Management Report
- The lakes are being monitored continually.

Landscaping/ Perimeter Hedge

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

- 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 Spiegall,
Lynn Goodman

- Report Included
- Management will request from the Club department heads to PLEASE use the automated call in system when reciprocal guests are expected at the Club.
- 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
- Financial Summary
- Violations
 - As of July 28th, 2016, there were 28 Security violations that consisted of:
1- Parked in street overnight, 6- No parking area, 3 Alternate side, 1- Truck
17-**Excessive Speed** MPH- 38 (5), 39 (5), 40 (2), 41 (4), 43 (1)
9-**Ignored Stop Sign** Vehicles (4), Golf Carts (4), Motor Cycle (1)
 - As of July 28th, 2016 there were 3 modification applications that consisted of: 2-Roof, 1- Etched Glass Door Inserts
- Security

- Included in Management Report
- Written Report Included

New Business

- **Signage** - A motion was made by Diane Gower and seconded by Bob Nass to approve the proposal from the Architect to move forward to provide a set of engineered drawings, including landscape to be used for permitting etc. for the 4 Wycliffe signs. The structure will remain the same, it will only be re-facing. Not to exceed \$10,000. Approved.
- **Pressure Cleaner** - Board approval was given to Management for the purchase of a new pressure cleaner including a new trailer for \$5,000.

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, September 22 nd , 2016 @ 9am
WCA BOD Meeting	Thursday, September 22 nd , 2016 @ 1pm

The WCA website address is: www.wycliffeonline.com

A Motion was made by Diane Gower and seconded by Steve Hochenberg to adjourn at: 2:00pm.

Respectfully Submitted,
 Jamie Hand

Castle Management, Inc.

Approved:

Stanley Scheiner, Secretary, Wycliffe Community Association, Inc.