

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

Thursday, September 22nd, 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.
Carl Rothbaum	Laurel Estates
Bob Monsour	Country Club

Board members absent:

Hal Braxton	Kensington
Rick Abramowitz, Treasurer	Manchester Greens
Rob Kleiner	Manchester Lakes

Districts Represented by a Substitute:

Bob Nass	Kensington
Alan Eckert	Manchester Greens
Jerry Shames	Manchester Lakes

Call to Order:

Jerry Kahan, President called the WCA Board Meeting to order at 1:05 pm.

Approval of Minutes from Previous Meeting:

Minutes of July 28th, 2016 were approved with 3 corrections in the Cable report.

President's Report

Oral Report

Committee Reports

Buildings and Roads

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

- Reports have been turned into Management. Monthly meetings will resume again.

Cable - Jerry Kahan

- A Motion was made by Joel Lieberman and seconded by Diane Gower that as of September 30th 2016, if the Comcast contract has not been received; it will be up to the WCA President's discretion to begin negotiations with other sources. Motion approved. 7 approved, with 5 opposed and 3 abstained.

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
- 2017 Budget approval will be done at the October 27th meeting.

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
- An insurance study was made for each of the districts to show the amounts and various types of coverage. After reviewing the spreadsheets with the committee it was decided this information would be used for informational purposes only. Further discussion can be brought up at the Presidents Counsel. No decisions can be made at the WCA meeting.

Legal

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

- Rules & Regulations, page 4 in reference to operation of commercial vehicles; A Motion was made by Joel Lieberman and seconded by Diane Gower to add the following language to the Rules and Regulations; **at no time** are car carrier/trailers allowed to enter Wycliffe property. Moving vans/truck/trailers may be permitted to enter Wycliffe Golf & Country Club however, such vehicles **may not block streets in any way** so as to prohibit emergency vehicles to have access. Motion approved.
- MRTA -Marketable Record Title Act for Wycliffe Community - recording of the governing documents, covenants and restrictions in the public records of Palm Beach County, Florida. Proper notification will be mailed to the residents of Wycliffe and will be discussed at the November WCA Board meeting.

Lakes and Preserves

Chairperson -**To Be Appointed**

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

Landscaping/ Perimeter Hedge

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

- Carl located landscape/tree lighting fixtures that would be a savings of 50% from the previous fixtures that were viewed by the Board. This fixture would be \$600 per tree, including canister & bulb with a 5-year warranty. The Board approved four fixtures to be ordered. Locations TBD, the board will be notified at that time.
- Trimming of the perimeter trees are still an ongoing issue. Management will have the tree companies come onto property ASAP with estimates.

Modifications/Architectural Review

Hal Braxton, Chairperson (Kensington), Bob Nass

- No Report

Security

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

- Reports Included
- **The Security Committee has decided to enter into a trial period for the use of “temporary transponders” for residents only with a rental car. The deposit fee will be \$25, check only. The rental car will be brought to the WCA office so the vehicle information can be entered in to the system. If**

you have an existing transponder it will be DEACTIVATED until the temporary transponder is returned. At that time, you will also have the \$25 check returned and the regular transponder re-activated.

- 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
 - o As of September 22nd, 2016, there were 29 Security violations that consisted of: 5- Parked in street overnight, 1- Truck, 2- Alternate side, 1- Truck, 1- Blocking Mailbox
20-Excessive Speed MPH- 37 (1), 38 (5), 39 (3), 40 (5), 41 (4), 42 (1), 44-(1)
 - o As of September 22nd, 2016 there were 9 modification applications that consisted of: 3-Roofs, 1- Room Addition, 1- Child Safety Pool Fence, 1-Etched Glass Doors, 1-Fence, 1-Generator, 1-Screen
- Security
 - o Included in Management Report
 - o Written Report Included

New Business

- **Signage** – Moving forward with getting bids/drawings to include lighting for all the signs.
- **Vegetation/ Landscape Debris Pickup** – If you have any large heaps of landscape or vegetation debris, your landscaper **MUST** remove it when they are done. Advanced Disposal will not pick it up and if they do, you as a property owner will be charged individually.
- **Painting of the Tunnels** - Still planning, hopefully it will be scheduled in October. Attempting to make arrangements with Shannon to work out

the times while the west course is open or close the east course because traffic cannot be going through the tunnels while they are pressure cleaning, patching etc. The whole project should only take between 3-4 days. Traffic patterns for the golf carts need to be worked out first. Liability will also need to be checked out with the insurance company for alternate routes on Lake Worth Rd. When more details are in hand, Management will let the community know.

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 Budget Meeting	Thursday, October 27 th , 2016
WCA Exec.Comm. Meeting	Thursday, October 27 th , 2016 @ 9am
WCA BOD Meeting	Thursday, October 27 th , 2016 @ 1pm

The WCA website address is: www.wycliffeonline.com

A Motion was made by Joel Lieberman and seconded by Bob Nass to adjourn at: 2:45pm.

Respectfully Submitted,

Jamie Hand

Castle Management, Inc.

Approved:

Stanley Scheiner, Secretary, Wycliffe Community Association, Inc.