

Wycliffe Community Association, Inc.

Approved

Board of Directors Meeting Minutes

Budget Meeting

Thursday, October 27th, 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
Rick Abramowitz, Treasurer	Manchester Greens
Bob Monsour	Country Club
Rob Kleiner	Manchester Lakes

Board members absent:

Hal Braxton	Kensington
-------------	------------

Districts Represented by a Substitute:

Murray Caplan	Kensington
---------------	------------

Call to Order:

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

Approval of Minutes from Previous Meeting:

Minutes of September 22nd, 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

- The Committee submitted to the Management company the observations made with cracks in the sidewalks. Much of the repairs have been made.

Cable - Jerry Kahan

- 2 changes have been made to the existing contract -1) There is an equipment change in the modem, from XP3 to XP 6 and will receive the fiber optic cable directly inside your home. The new modem is not available until the 3rd quarter of 2017. The way the system will work is, it will go from the head end directly to your modem and will therefore, provide a more efficient delivery system. 2) The Battery backup (for your phone) is no longer included by Comcast policy. A new contract will be sent to include this new change within 10-15 days.

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 from Joel Burzin. The Club will be hiring a Contractor to be on a standby basis to make sure the Clubhouse is properly buttoned up & secured in case of a Hurricane. Also looking into hiring an Electrical Contractor to re-wire the Club to be able to have a standby generator.

Financial/Budget Committee

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

- A financial report is included
- 2017 Budget approval - there is an increase of \$37 per quarter. This includes ADT -\$20 per quarter, drain cleaning, FPL and the Village of Wellington. The 2017 WCA fee will be \$759 per quarter. A Motion was made by Joel Lieberman and seconded by Diane Gower to accept and approve the 2017 WCA Budget as presented. Motion approved.
- Many thanks to Sy Levenstein for meeting with the Village of Wellington and accomplishing the major reduction in the drainage fee. Much gratitude is given to both Sy & Joel Burzin for their advice, dedication & continual involvement with the WCA Budget.

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
- The Committee will be scheduling a meeting sometime in December once they know the available dates for Darrell.
- The insurance issue will be further discussed at the Presidents Counsel to be scheduled early December. A date will be made during the November Board meeting.

Legal

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

- 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 voted on at the November 17th WCA Board meeting.

Lakes and Preserves

Chairperson -Steve Hochenberg

- The lakes are being monitored continually.
- Additional lake information included in Management Report
- A Motion was made by Steve Hochenberg and seconded by Diane Gower to accept the new committee members, Arnold Slutskin, Bruce Brauner & Larry Greener. Motion Approved.

Landscaping/ Perimeter Hedge

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

- Carl and a co-partner have located new landscape fixtures that includes the LED 18 watt (light), as one component. The warranty is 5 years. The cost is \$187 per fixture/unit. There is a total of 37 trees (both sides) to light up. An electrician will need to be hired to remove the existing wires and add higher voltage for the new fixtures.
- A Motion was made by Diane Gower and seconded by Art Sidorsky to purchase 2 bulbs for every tree. Discussion of how many trees will be lit will be addressed at a later time. Motion was passed with abstaining, Neil Fogel and Marty Baum.
- Holiday Lighting -Carl has proposed to the Board to extend the Holiday lighting through March. As it stands, the agreement with Randy's Holiday Lighting is through January 2017. The additional cost would be \$250 per month. A Motion was made by Diane Gower and seconded by Joel Lieberman to extend the time frame for the holiday lighting so long as the Club does it simultaneously. Motion passed.
- The Ficus hedge is doing very well. Tree trimming – basically starting from scratch due to Shannon Wheeler leaving. Management will go out for bids from at least 3 contractors.

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
- Temporary Transponders are now available through the WCA office.
- 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

- The Annual meeting and elections is scheduled for Friday, Nov. 18th. Neil will continue to run but will not serve as President next year. Management has agreed to write and mail out the Exeter violations.

Management Report

- Written Report Included
- Financial Summary
- Violations
 - As of October 27th, 2016, there were 38 Security violations that consisted of: 6- Parked in street overnight, 3-Truck, 4-Alternate side, 3- No Parking Area
22-**Excessive Speed** MPH- 37 (4), 38 (14), 39 (4)
 - As of October 27th, 2016 there was 1 modification application that consisted of: 1-Sunroom
- Security
 - Included in Management Report
 - Written Report Included

New Business

- **Signage** – 8 RFP's have been sent out to Architects/Contractors, only 1 has replied. Neil stated that the current RFP will be revised. If any Board members have any names of contractors, please get with Bryan.

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 Board Appreciation Happy Hour, Monday, Nov. 7th @ 3pm -Veranda

WCA **Annual Meeting**, Thursday, Dec. 1st 2016 @ 4pm -Grande Dining Room

WCA Exec.Comm. Meeting Thursday, November 17th, 2016 @ 9am

WCA BOD Meeting Thursday, November 17th, 2016 @ 1pm

The WCA website address is: [**www.wycliffeonline.com**](http://www.wycliffeonline.com)

A Motion was made by Diane Gower and seconded by Joel Lieberman to adjourn at: 2:25pm.

Respectfully Submitted,

Jamie Hand

Castle Management, Inc.

Approved:

Stanley Scheiner, Secretary, Wycliffe Community Association, Inc.