

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

Thursday, November 17th, 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 Estates
Rick Abramowitz, Treasurer	Manchester Greens
Rob Kleiner	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 1:05 pm.

Approval of Minutes from Previous Meeting:

Minutes of October 27th, 2016 were approved.

President's Report

Oral Report – Upon the conclusion of the WCA meeting, we will go into Executive Session to discuss a grievance hearing that was submitted to the CEC. All guests will be asked to leave the room.

A Presidents Council meeting is scheduled for Tuesday, December 6th, 2016 at 3:00pm in the WCA building. If you have any topics to discuss, please email them to Jamie so they can be added to the Agenda.

If there has been any change of WCA Board Representatives from your district Boards, including alternates, please send a copy of your minutes to Jamie stating the

change. Also, each Board member, including alternates must be certified by attending a class.

The WCA is working with our electrician to get us a proposal to raise the lighting on all of the monuments.

Committee Reports

Buildings and Roads

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

- No Report

Cable - Jerry Kahan and Joel Lieberman

- We are still waiting for the final executable contract to be sent to the WCA attorney, Chelle Konyk.

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

- Marketing Committee – looking for a liaison from the WCA, Steve Hochenberg and Art Sidorsky have volunteered to be on the committee.

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

- The Committee will be scheduling a meeting in December, either on Tuesday, Dec. 6th or Wednesday, Dec. 7th at 10:30am at the Club in the East Conference room. A confirmation will be sent to Stanley from Jamie.
- The insurance issue will be further discussed at the Presidents Counsel on Tuesday, December 6th.

Legal

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

- MRTA – A Motion was made by Joel Lieberman and seconded by Carl Rothbaum for the WCA Board to approve the Documents now in place for the Wycliffe Community Association pursuant to the Florida Marketable Record Title Act. That requires the documents to be renewed within a 29-year period or less by a vote of the Board. It must be approved by a 2/3 majority. Motion was approved unanimously.

Lakes

Steve Hochenberg Chairperson, (Imperial Isle), Arnold Slutskin, Bruce Brauner, Larry Greener

- The lakes are being monitored continually.
- Additional lake information included in Management Report
- Steve will be meeting with Bryan and Louis Palermo from Superior Waterway Services to take a tour to become more familiar with all the lakes in Wycliffe.

Landscaping/ Perimeter Hedge

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

- The holiday lighting will be up in approximately 1 week. The light fixtures for the trees on both medians will be arriving tomorrow.
- The tree trimming is still in discussion. Bryan will arrange a meeting with, the new Golf course superintendent, Andrew Fike, Jerry Kahan and Carl Rothbaum.

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

- This will be the last WCA meeting for Neil. He will no longer be the Chairman of the Exeter Committee, although, he will remain on the Committee serving in a different capacity. Thank you Neil for your services while on the WCA Board.

Management Report

- Written Report Included
- Financial Summary
- Violations
 - As of November 17th, 2016, there were 33 Security violations that consisted of: 1- Parked in street overnight, 2-Truck, 9-Alternate side, 2- No Parking Area
 - 15- **Excessive Speed** MPH- 35 (1),36 (1), 37 (2), 38 (4), 39 (4), 40 (1), 47 (1)
 - 4- **Ignored Stop Signs**
 - As of November 17th, 2016 there were 3 modification application that consisted of: 1-Roof, 1- Hot Tub, 1- Landscape
- Security
 - Included in Management Report
 - Written Report Included

New Business

- Signage - Management has received 1 bid but is waiting for 1 additional before opening an approval and discussion.

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 **Organizational Meeting**, Thursday, December 1st @ 3pm -WCA Building

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

WCA Exec.Comm. Meeting Thursday, December 15th, 2016 @ 9am

WCA BOD Meeting Thursday, December 15th, 2016 @ 1pm

The WCA website address is: www.wycliffeonline.com

A Motion was made by Joel Lieberman seconded by Diane Gower to adjourn at: 2:00pm.

Respectfully Submitted,

Jamie Hand

Castle Management, Inc.

Approved:

Stanley Scheiner, Secretary, Wycliffe Community Association, Inc.