

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

Thursday, July 27th, 2017
4150 Wycliffe Country Club Blvd, Wellington, FL

Board members present:

Russ Aaron	Andover
Diane Gower	Barclay
Jerry Kahan, President	Cambridge

Howard Ertel	Exeter
Stanley Scheiner, Secretary	Fairmont
Burt Harris	Greenbriar
Diane Sawicki	Huntington
Steve Hochenberg, Director at Large	Imperial Isle

Marvin Press	Kensington
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Jerry Shames	Manchester Lakes
Bob Monsour	Country Club

Board members absent:

Joel Lieberman	Dover
Art Sidorsky, Vice President	James Ct
Carl Rothbaum	Laurel Estates
Rick Abramowitz, Treasurer	Manchester Greens

Districts Represented by a Substitute:

Leon Leshay	Dover
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Alan Eckert	Manchester Greens
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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 22nd, 2017 were approved.

President's Report

Jerry Kahan introduced the new property manager - Daniel Safran. Lisa Doran from Castle Group was present in the audience.

Comcast is now in Dover and Exeter's utilities have been marked and located. Please take pictures of your lawns and driveways should there be any construction mishaps.

Committee Reports

Buildings and Roads

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

- No Report

Cable - Comcast/Xfinity

Jerry Kahan,

- AT&T is still on property, installing fiber.
- Comcast plans on being on property starting today or Friday. They will begin bringing in the equipment to start digging on the south side first.

Communication/ Website Committee

Steve Hochenberg, Chair, Larry Plonsker, Co Chair

- Steve along with Steve Teran will be taking pictures of each community to eventually be used on the new website. Dan will discuss the website that Castle Group utilizes.

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

- Fink Golf will be returning as the golf cart vendor for the Club.

Financial/Budget Committee

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

- A financial report is included
- Budget – A draft of the 2018 Budget will be presented to the WCA Board at the September 28th meeting. PLEASE Chairman, if you have any suggestions or foresee any future expenses for your committees see Dan prior to that date.

Home Sales/Leasing

Joel Burzin, Chairperson (Huntington)

- No Report

Legal

Burt Harris, Bob Follick, Bob Monsour

- No Report

Lakes

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

- The lakes are being monitored continually.
- A 30-day notice was sent to Superior Waterway, the last day to be on property is August 31st. A new lake company has been hired – Lake Masters and they will start September 1st.
- A Motion was made by Diane Gower and seconded by Dane Sawicki to offer Superior Waterway Services a payment of \$2,000.00 to not return to the property and have the new company start September 1st, 2017. Motion passed.
- Two members from the Club board have been added to the WCA Lakes Committee; Bob Guarino and Brian Mirson.
- Additional lake information included in Management Report

Landscaping/ Perimeter Hedge

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

- The four large Ficus trees and oak trees on Lake Worth Rd. have been removed, but the stumps will remain. There will be plantings in front of them to hide the stumps.
- The ginger plants are being replaced on the south side of Lake Worth Rd.

One Wycliffe

Alan Eckert

- A Motion was made by Stanley Scheiner and seconded by Steve Hochenberg to approve \$2,500 to fund the One Wycliffe committee. Motion approved.

Modifications/Architectural Review

Bob Nass (Kensington)

- No Report

Security

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

- Verbal report from Diane Gower.
- Report from Eric Oppman -Allied Universal Protection Included
- Temporary Transponders are now available through the WCA office.
- 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. You can also enter guests to your permanent list.
- **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, Howard Ertel

- No Report

Management Report

- Written Report Included
- Financial Summary
- **Violations**
 - As of July 27th, 2017, there were 66 Security violations that consisted of: 8- Parked in street overnight, 36-Alternate side, 1-Blocking driveway, 15-Trucks after midnight, 1-No parking area
 - **Excessive Speed:** 2- 36mph, 1 -37mph, 2-39 mph, 2-41mph, 1- 42mph, 1-45mph
 - **Stop Signs:** 10

Architectural

- As of July 27th, 2017, there were 10 modification applications that consisted of: 1-Landscape, 1- Garage Door, 2- Shutters, 6-Roofs
- Security
 - Included in Management Report
 - Written Report Included

New Business

- The Board approved to spend up to \$5,000.00 to purchase a refurbished/used golf cart for maintenance. The current one is on its last leg.

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"**
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.

No Meeting in August

WCA Exec.Comm. Meeting	Thursday, September 28th, 2017 @ 9am
WCA BOD Meeting	Thursday, September 28th 2017 @ 1pm

The WCA website address is: www.wycliffeonline.com

The meeting was suspended to move to Executive session at 1:45pm.

A Motion was made by Alan Eckert and seconded Burt Harris to adjourn the meeting at 2:10pm. Motion was approved.

Respectfully Submitted,

Jamie Hand

Castle Management, Inc.

Approved:

Stanley Scheiner, Secretary, Wycliffe Community Association, Inc.