

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

**Thursday, October 26th, 2017**  
4150 Wycliffe Country Club Blvd, Wellington, FL

**Board members present:**

Russ Aaron	Andover
Diane Gower	Barclay
<b>Jerry Kahan, President</b>	<b>Cambridge</b>
Joel Lieberman	Dover
Howard Ertel	Exeter
<b>Stanley Scheiner, Secretary</b>	<b>Fairmont</b>
Burt Harris	Greenbriar
Diane Sawicki	Huntington
Steve Hochenberg, Director at Large	Imperial Isle
<b>Art Sidorsky, Vice President</b>	<b>James Ct</b>
Marvin Press	Kensington
Carl Rothbaum	Laurel Estates
Rick Abramowitz, Treasurer	Manchester Greens
Jerry Shames	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 1:10pm.

**Approval of Minutes from Previous Meeting:**

Minutes of September 28th, 2017 were approved.

**President's Report**

Today, October 26th, 2017 the WCA approved the 2018 budget. The dues will be going up \$185.00 per quarter; of which \$120.00 is due to the new Comcast contract.

The GOOD news is that most people will be actually saving money. With the new contract, the package includes the following:

**Cable -Equipment for 4 TV's:**

- 1 X-1 platform with whole house DVR
- 3 Additional boxes

#### 4 Voice activated remotes

HBO & Showtime

Telephone: Unlimited local and long distance

Internet: 150mbps Speed

Services beyond the above package, will be billed directly to you by Comcast.

With the new contract, your Comcast bill for phone & internet goes away as of January 1st, 2018.

Example: If you pay Comcast \$100 per month for phone & internet, that's \$300 per quarter. You will save \$115 per quarter.

For those currently with AT&T phone and or internet, you may want to consider switching over to Comcast X-1 Triple Play prior to January 1st. After January 1st, you would be paying double for phone & internet; Comcast in your dues and AT&T out of pocket. There may be an installation fee, but you will probably come out ahead financially. **PLEASE, PLEASE DO NOT** cancel your phone services with AT&T until Comcast tells you that it is safe to do so.

To date, Comcast is basically finished with laying the conduit on the south side. The trenching started today in Manchester Greens and Laurel and will finish with Manchester Lakes. They have pulled fiber in Cambridge, Dover, Exeter and will move onto Fairmont and Greenbriar. The old box will be removed from the exterior of your home and replaced with the new box. The orange wire will then go to the new box which is where the fiber will be pulled into your home.

## Committee Reports

### Buildings and Roads

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

- **The** WCA has received the Reserve study, included is the recommendation for road repair. This will be discussed in more detail at the WCA Annual meeting.

### Cable - Comcast/Xfinity

Jerry Kahan, Dan Safran

- Information was given in the Presidents report.
- Xfinity will be holding community events in the coming months. You will be notified of those dates by mailings and email blasts.
- Xfinity now has wireless equipment. Once the X1 main box and modem are hooked up this equipment can be used in place of wires should you have built ins or areas difficult to get to.
- Once the actual installation begins, each homeowner must choose the place where the modem will be located. It will not be moveable to other outlets, so this must be considered in choosing the permanent location.
- If you had any cable/wi-fi disruptions please call Comcast @ 800-266-2278 to report this.

## Communication/ Website Committee

Steve Hochenberg, Chair, Larry Plonsker, Co Chair

- The webmaster is testing the future website with the pictures that were taken by Steve Teran.

### **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

- Please place your vote for the renovation project if you have not done so.

### **Financial/Budget Committee**

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

- A financial report is included
- The 2018 Budget was approved.
- The Gladstone Accounting firm met with the Finance committee to gather all need information to complete the 2017 audit

### **Home Sales/Leasing**

Joel Burzin, Chairperson (Huntington)

- Report Included

### **Legal**

Burt Harris, Bob Follick, Bob Monsour

- No Report

### **Lakes**

Steve Hochenberg Chairperson, (Imperial Isle), Arnold Slutskin, Bruce Brauner, Larry Greener, Brian Mirson (Club), Bob Guarino (Club)

- Lake Masters is on property weekly and continues to treat the Algae and Hydrilla.
- Additional lake information included in Management Report
- There may be no need to add the grass eating carp to the lakes. We will wait for further response from Lake Masters.
- The WCA received an estimate from Lake Masters to install four aerators in the lake behind the Clubhouse to clean it up. Two on one end and two on the opposite end. Currently there is not adequate amperage to run the aerators. Steve is talking with the Club engineer to come up with the best solution. It will be on hold until after the Club renovation results.

## Landscaping/ Perimeter Hedge

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

- The Ficus is being reduced in height from 12 feet to 8 feet to strengthen and thicken the hedge.
- TRG will grind down the remaining stumps as close to the ground as possible on the south side of L.W. Road. Ficus are being replaced where needed.
- The Ficus hedge on the berm in Manchester Lakes will be cut down to 8 feet as soon as Lake Worth Rd. is completed.
- ProTek is still installing the irrigation lines.

## One Wycliffe

Alan Eckert (Club)

- No Report.

## Modifications/Architectural Review

Bob Nass (Kensington)

- No Report

## Security

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

- 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](http://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 September 28th, 2017, there were 41 Security violations that consisted of:

- 18 Parking
- 23 Traffic

### Architectural

- As of September 28th, 2017, there were 5 modification applications that consisted of: 1- Generator, 1- Shutters, 3-Roofs
- Security
  - Included in Management Report
  - Written Report Included

### New Business

 **PLEASE remove your shutters ASAP. The policy is, 7 days up ahead of a named storm and 7 days down after the storm has passed. The fire department also requires this action to take place for safety reasons. Hurricane season ends November 20<sup>th</sup>, 2017.**

### 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](http://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.

**BOARD Appreciation Night > Monday, November 6<sup>th</sup>, 2017 > 3-5 on the Veranda**

**WCA Organizational Meeting> Tuesday, December 5<sup>th</sup> > WCA Building > 3pm**

**WCA Annual Meeting > Tuesday, November 5<sup>th</sup> < Grande Dining Room > 4-5pm**

WCA Exec.Comm. Meeting  
WCA BOD Meeting

Thursday, November 16th, 2017 @ 9am  
Thursday, November 16th, 2017 @ 1pm

*The WCA website address is:* **www.wycliffeonline.com**

A Motion was made by Joel Lieberman seconded Carl Rothbaum to adjourn the meeting at 2:30pm. Motion was approved.

Respectfully Submitted,

Jamie Hand

Castle Management, Inc.

**Approved:**

---

Stanley Scheiner, Secretary, Wycliffe Community Association, Inc.