

Wycliffe Community Association

4150 Wycliffe Country Club Blvd.

Wellington, Florida 33449

(561) 432-3181

<http://www.wycliffeonline.com/>

**Board Meeting Highlights**

05/25/2017

In an effort to keep the community up to date on what transpired in the WCA monthly Board of Directors Meeting, this is a brief summary of key items that were discussed. Detailed minutes will be available on the website after approval.

**Cable - Comcast**

Comcast will begin marking our utility lines on June 5 and will begin laying the fiber optic cable on the south side after the markings are in place.

Incredulously, AT&T will also begin laying fiber optic cable in our community. AT&T has the right to install their own cables/fiber in the utility easements in our community. They have informed us that they will be laying fiber optic cable in 5 Wycliffe districts; Manchester Lakes, Manchester Greens, Laurel Estates, Andover and Barclay. They are in the process of marking utilities and will begin digging shortly. Door hangers will be placed at each resident's home with a contact number to call should any issue arise. If by chance your cable is knocked out, PLEASE call COMCAST NOT the WCA.

The WCA has attempted to mediate between the 2 companies to no avail. We have no ability to stop this duplication. It is recommended that you take pictures

of your yard and driveway before digging begins to provide credible evidence of the condition before digging begins.

The new contract with Comcast will commence on January 1, 2018. All Wycliffe residents can opt for their triple play X1 platform now, if they haven't already done so. All X1 contracts entered with Comcast will roll over to the new rate of about \$110/month. This includes the addition of Showtime to the package at \$4/month plus tax. The latter was added based on a vote by the WCA pods which rejected Starz and Cinemax add-ons.

Once installation begins Comcast will only be responsible for the standard upgrade. Any added items, such as a home theatre or special speakers, etc., will be the responsibility of the home owner. If there are issues, WCA will only step in if there are contract violations.

### **Legal Committee**

Joel Lieberman is retiring after 20 years as Chair of the Legal Committee. Two people have been appointed as Co-Chairs to replace him – Burt Harris and Bob Monsour.

### **Landscaping/Perimeter Hedge**

Our Ficus perimeter hedge is doing reasonable well, except for a few areas. The trees along the South side between the entrance and 441 are blocking sunlight from reaching the hedge. We have tagged 20 trees for removal to improve this condition. The Board approved a maximum of \$14,000 for this effort.

We will be allowing the Ficus along the Manchester Lakes berm to grow thicker on both sides while keeping the height at 10 feet. This should help the health of the Ficus.

For future reference, we will experiment with small sections of 2 different plants as perimeter hedges, Clusia and Golden Capella.

### **Lakes and Preserves**

The lakes are showing better clarity which is likely due to weather conditions and continued spraying and treatments.

We will get an estimate for a service that will remove the algae and bottoms in the lakes and haul it off. The problem is that it will return in 6 months and the process will have to be continuously repeated. This is a very expensive alternative. The main problem is our use of the poor-quality canal water as a water source.

We are also investigating the use of a new biological agent in our lakes.

### **Home Sales**

Year to date there have been 41 contracts for home sales. This is the highest number we have ever seen for this period.

### **Tunnels**

The east tunnel is scheduled to be painted on June 1. The tunnel will be closed at 4:00 PM. We ask that you make alternate arrangements for traveling back & forth between the north & south during this time. We will send out an email blast alerting the community. The process should take about 2 days, conditions permitting. Painting of the west tunnel will also be done at this time.

### **Security and Safety**

A total of 25 speeding tickets were issued this month. A total of 113 warnings were also given.

An additional vehicle and rover/security guard has been added to improve the safety of our community. We now have 2 rovers, plus 1 Medical from 7 AM to 11 PM daily and 1 rover plus medical from 11 PM to 7 AM daily.

### **Reminders**

- 1- **If a resident sees anyone trespassing on our property, please advise our security, 966-9300.**

- 2- Your pets must be on a leash when on Common Property or areas of common responsibility. You are also responsible for picking up their waste from Common Property and streets.
- 3- Do not feed stray or feral cats at your home or neighborhood. This can attract undesirable animals besides the cats. We have an active program to catch, neuter and release and a feeding program at the clubhouse.
- 4- Please follow all posted speed limits and stop signs within Wycliffe. We have an active enforcement program giving tickets to violators.
- 5- In medical emergencies, call 911 first. Our security is automatically alerted and the medical team will be on their way to you.
- 6- When driving your golf cart on shared paths, please slow down when passing walkers and give way to the grass when passing carts coming from the opposite direction.
- 7- Please use the automated telephone system, 963-7121, or the website [gateaccess.net](http://gateaccess.net) to call in guests or vendors. This will free up the guards to check in our guests more efficiently.
- 8- **List your contacts who have keys to your home, on the website, [www.gateaccess.net](http://www.gateaccess.net). This is particularly important if you are away and there is an issue at your home.**

**Prepared by Larry Plonsker - IPMediator@gmail.com**