

Wycliffe Community Association

4150 Wycliffe Country Club Blvd.

Wellington, Florida 33449

(561) 432-3181

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

Board Meeting Highlights

07/27/2017

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.

Castle Group

Our previous property manager, Brian Stockwell, has left our facility and we welcome Dan Safran as the new Property Manager.

Cable – Comcast

Comcast has begun their installation of cable optic fiber in Wycliffe. They are currently burying cable in Dover and are marking the utilities in Exeter. Cambridge is the next community that they will work in.

AT&T's restoration crew is on property cleaning up from their fiber installation.

Please take the advice of the WCA to take pictures of your property in the area where Comcast will be working to show the current condition. If you have some problems with the work done after Comcast leaves and there are remaining problems with their restoration work, photos taken before the work will prove any damages were due to Comcast.

We have hired a new owner's rep to help in the smooth fiber construction and Comcast implementation.

Lakes and Preserves

The committee has contacted 3 companies for the removal of the algae and sludge from our lakes. The charges are extremely high and we have rejected this approach.

We have hired a new Lakes Management company to handle our lakes issues. The new company has indicated that they believe that they can greatly improve our lakes. We have given notice to our current lakes management company that we are ending our agreement with them. The new firm will begin their activities on September 1, unless we can negotiate with the existing company to leave early and the new firm start then. The new firm has done work in Marisol and they are happy with the company.

Part of the problem with our lakes is due to the high phosphorus content of the water. This is mainly due to our own use of this chemical in treating our golf course. Of course, we are also subject to the content of the water that drains to our lakes from our surrounding neighbors.

Landscaping

We have removed the problem Ficus and other trees on Lake Worth Road that have been inhibiting the sun from helping growth of our perimeter. The ground cover has also been replaced as it was a shade plant, now exposed to the sun.

Security and Safety

A total of 19 moving violations tickets were issued this month. A total of 134 warnings were also given.

A royal palm frond fell in Exeter and damaged a Comcast vehicle. This was not considered a liability to the WCA or Exeter as it is considered an "act of god."

Please be aware that the fronds of our Royal Palm trees are dropped from the trees as a part of their self cleaning ritual. These fronds are large and could cause

significant damage to people or vehicles. Please be aware of the potential for damage of these events and stay clear of these trees if you hear noises that indicate a frond is falling.

One Wycliffe

The merger of the Club with the WCA is moving along well. We are working with accounting people to determine the financial benefits of the merger. We are also trying to determine the cost of all the legal work required to get this accomplished. The WCA Board has approved \$2500 as seed money to pursue the necessary information required to pursue the combination.

When a merger of the 2 organizations takes place, there would be a new single Board that would be elected by the community at the appropriate time. The details of how this would be accomplished would be determined by the new documents that will be assembled for the new entity.

The 14 individual pods would still function as we are now.

Misc.

Management is need of a new maintenance golf cart for our roving handyman. The Board has approved up to \$5000 for a replacement vehicle.

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 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. This is particularly important if you are away and there is an issue at your home.**

Prepared by Larry Plonsker - IPMediator@gmail.com