

Wycliffe Community Association

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Board Meeting Highlights

09/28/2017

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.

Hurricane Irma

Wycliffe was very fortunate to escape with only minimal loss from hurricane Irma. We want to recognize several people who went beyond their obligations to keep Wycliffe safe during this difficult period:

- ❖ AMR, our roving medical team never left the property. They were available 24/7 and helped restore the property after the hurricane.
- ❖ Security personnel remained on site beyond their required departure time and helped residents with starting generators and other needs.
- ❖ Our landscaping crew who returned at the earliest possible time to help.
- ❖ Comcast, FEMA and FPL who were responded quickly to our needs.
- ❖ Our Castle staff -Dan, Fausto & Jamie - instrumental in preparations before & after the hurricane.

Five Communities of Wycliffe were without power, while others did not lose power. We are on separate grids which goes back to the original infrastructure from FP&L during pre-construction.

Damages

Our perimeter hedge was blown down in several areas. A prompt effort to upright the hedge was done and we are hopeful that it will continue to thrive. The section along 441 was lifted and will be trimmed to 8 feet from the prescribed 12 feet to help in stabilizing the Ficus. The Board approved this change. This will be done in other areas of the perimeter as needed. We will also fill in gaps in the perimeter with new Ficus from an outside supplier and repair the fencing where needed.

Cost

There is no insurance for vegetative loss. To pay for the damages, a motion was made to use our reserves, not to exceed \$200,000. The motion was approved. This should cover all the damages that we incurred. There will not be an assessment or an increase in dues for this event.

Cable – Comcast

Comcast has laid conduit in 6 communities and will be working in James and Kensington next. They do not believe that Irma will have much impact on their schedule completion.

When the actual installation has begun, each homeowner must choose the place where the modem will be located. It will not be movable to other outlets, so this must be considered in choosing the permanent location.

Comcast has asked that we call them promptly when any disruption of their service occurs, even if it is only a brief disruption. Call them at 800-266-2278.

Chad, the owner's rep that we originally wanted to hire has found a full-time position. We will be following up with the staffing company in October to see if Chad has availability in November and to discuss other options.

Lakes and Preserves

We have hired a new Lakes Management company, Lake Masters, to handle our lakes issues. They were late in getting started because of the hurricane, but have

treated the lakes and will be adding fish to help in cleaning up the lakes. They believe we should see improvements in the lakes in the coming months.

Security and Safety

The card reader (for the transponders) at the guard house needs replacement. The Board has approved the funds to replace this important device. The new readers will not work with the old transponders, the small black box fixed to the inside front window. A few people still have these if their car was not replaced since 2012. The Board approved providing the dozen or so residents with the current system at no cost.

There was discussion on the need for the extra roving personnel and vehicle that we approved during the period when the three robberies took place. It was felt that we should continue with the extra security and consider this question again for the 2019 budget.

One Wycliffe

The proposal for the merger of the WCA and the Club is being considered.

Misc.

We needed to replace the maintenance golf cart for our roving handyman. The Club has given us a cart and the WCA has donated a spare generator to them, in return.

As of August 30, 2017, we have sold 40 homes which compares to 35 sold during the same period last year. In addition, 6 homes were sold in September, 2017.

A question on the use of emails to residents from other residents for commercial intent was raised. A member received an email with their business name and logo on it. The use of our email list for commercial purposes is not allowed. We will send out a note to the resident reminding them of this rule.

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.**

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