Wycliffe Community Association

4150 **W**ycliffe Country Club Blvd.

Wellington, Florida 33449

(561) 432-3181

http://www.wycliffeonline.com/

Board Meeting Highlights

11/16/2017

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 has advised us that they are ahead of schedule on their cable installation. The underground conduit has been installed in most of all the communities, they are working currently in Laurel and Manchester Lakes. We are now ready for the first test of the new system. It will be carried out in one home in Cambridge on 11/21/2017. This test is receiving a lot of attention from the Comcast staff.

Because the new fiber optic cables are considerably more sensitive to bending, there are limitations on where it can come into the homes. The connection plan is for the cable to come in from the attic and down an inside wall. Wireless boxes can be an option, should it become difficult to drop the wires down a solid fire wall.

 The WCA is considering 2 candidates as our owner's representative for the remaining part of this process. We should have the candidate chosen next week.

Comcast has been very responsive to issues created during the construction phase. A recent water main burst in Manchester Lakes was attributed to a wrong marking of the pipe line. The issue was resolved within a few days.

If you have AT&T phone lines and expect to switch to the Comcast phone, do not cancel the AT&T phone until Comcast tells you to do so.

Communications/Website

Our webmaster is working up a revised website for the WCA. As it is today, each pod has a place on the website. It is important right now that each pod submit to the committee what they want to have on their section of the website. At this time, only Exeter and Manchester Greens have anything on their section of the website. Once established it will be up to each pod to keep the website up to date by submitting information to the WCA office who will get it to the webmaster. See wycliffeonline.com for the current website.

Country Club Report.

The new equity structure that was approved by the Club Board was reviewed. The Club has email blasted an explanation of the new plan. This change in equity structure was required to keep our club financially capable of doing the future upgrades without having to assess the members.

Home Sales

Home sales remain strong, although prices remain low. It appears that most of the very low-priced homes are gone and an improvement in pricing is expected. We hope to sell more than 60 homes this year.

Lakes and Preserves

There is an improvement in the clarity of our lakes but the algae remains a problem. Some of this is due to the low or no flow in some lakes. Aeration could be a fix and this is being evaluated.

Landscaping/Perimeter

We have a small portion of our perimeter hedge left to cut down to 8 feet. We are allowing the remaining hedge to grow out to improve the look and security of the hedge. However, this was a problem opposite the Panther Run school as the hedge was encroaching the walk path for the students. We are cutting back this portion to allow easier access.

Marketing

The committee has decided that we need professional input to our branding program and will seek outside consultants.

A stay-and-play program is under consideration. That is, for prospective buyers they would stay for a night, play golf, eat in our dining room to experience life at Wycliffe. The issue is where to stay which has not been resolved yet.

Security and Safety

Our new gate access/reader system has been installed and the old "black boxes" on cars need replacing. We were surprised that there are over 350 of these black boxes that were still on vehicles. New replacement transponders are on order to meet the demand.

There were 22 moving violations and 24 parking violations this past month. There were 78 verbal warnings in this shortened reporting period as the WCA Board Meeting was only 3 weeks after the last meeting due to the Thanksgiving Holiday.

One Wycliffe

The goal for the merger of the Club and the WCA is to have it in place by January 2019.

Annual Meetings

The Annual Meeting of the WCA is Tuesday, December 5, 2017 from 4-5 PM in the Grande Dining Room.

The Annual Pod board meetings need to appoint their respective representatives and alternates to the WCA Board in their minutes and sent to Jamie in the office.

A reminder that all Board members must be certified or have the affidavit signed. It is highly recommended that new Board members take the class, it is very informative.

<u>**Reminders**</u>

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