

Wycliffe Community Association

4150 Wycliffe Country Club Blvd.

Wellington, Florida 33449

(561) 432-3181

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

### **Board Meeting Highlights**

7/26/2018

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.

#### **One Wycliffe – We are in the home stretch!**

The idea and discussion of merging our 2 organizations that govern Wycliffe began about 10 years ago. There was little activity in the effort until about 2 years ago. A joint committee was set and the process of examining the pluses and minuses of the merger was begun. When it became clear to the Committee and both Boards that there were many more positives than negatives, the effort picked up speed and an outside attorney firm, experienced in these mergers, was hired. Meetings were held with the municipality representatives that would be involved in the tax issues. The merger involves many complex legal issues including the assembling of the Documents that will govern the new entity, which will be a Home Owners Association, if approved. A final draft of this document has been received and is being reviewed by the committee.

The main savings in Real Estate and Sales taxes have been communicated widely. The real benefit that will come with the merger is the operational efficiency of One Wycliffe under one management.

The timetable for the final vote is important and we must decide by the end of this year if we wish to have the financial savings in 2019. To approve, the merger involves 3 steps – approval by the Club Board, by the WCA Board and if approved by both, a vote of approval by the Wycliffe members.

The current schedule for the series of meetings/votes is as follows:

**Monday, September 17, 2018:** will be a joint WCA/Club Board meeting at 8:00AM in the temporary Men’s Card room in the old lounge. This meeting will involve all legal, financial and tax people who will make formal presentations on these issues. This meeting will be open to all members to attend. Any questions should be submitted in writing to your Pod representative. The entire meeting will be video-taped and will be made available to everyone.

**Thursday, September 27, 2018:** both Boards will vote on the merger.

**November 1, 2018:** If the merger is approved by both Boards, the Wycliffe community vote will take place. Proxies will be available for all members who are not in town or cannot vote in person.

### **Buildings & Roads**

Repaving and seal coating of several roads in our communities have been approved. However, the value of seal coating has been questioned as it seems that the coating needs re-doing every 3 years. Perhaps more importantly, the disruption of traffic inside Wycliffe will be severe. Also, it will involve additional costs for manpower to control the traffic, at all times, for 4 days. A motion was made to forego the seal coating and was approved.

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### **Cable – Comcast**

The latest count is that 622 homes have had the fiber installed with another 17 pending. Some issues remain and are being worked on.

## **Lakes and Preserves**

Solitude Lake Management has suggested that 4 bubblers be installed in the 5-West lake to determine the benefit on the lake's appearance. Also, that littoral plants should be planted. The motion to do this was approved.

## **Holiday Lighting**

We will have the same lighting schedule and vendor as last year.

## **Security and Safety**

A total of 41 traffic tickets for traffic infractions were issued this past month, along with 148 verbal warnings.

## **Information**

Wellington is geographically located in Unincorporated Palm Beach County, not Lake Worth or Wellington. However, using either of these cities as an address will get the mail to you.

### Home Sales

A total of 33 homes have been sold as of June 30, 2018 compared to 31 sold in the same period last year. As of July 26, 2018, we have already had record 12 closings for the month of July, with a few days remaining.

The average home price for contracts this year is \$231,390.

## **Reminders\***

### **\*Golf cart drivers must be at least 16 and have a valid driver's license.**

- 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**