

IN THE CIRCUIT COURT OF THE 15TH
JUDICIAL CIRCUIT IN AND FOR PALM
BEACH COUNTY, FLORIDA

WYCLIFFE GOLF AND COUNTRY CLUB
HOMEOWNERS' ASSOCIATION, INC.,

CASE NO.:

Plaintiff,

DIVISION:

v.

NEIL STACKEL, SANDRA STACKEL,
IMPERIAL ISLE PROPERTY OWNERS'
ASSOCIATION, INC., UNKNOWN
TENANT IN POSSESSION #1, UNKNOWN
TENANT IN POSSESSION #2,

Defendants.

_____ /

COMPLAINT FOR FORECLOSURE

Plaintiff, WYCLIFFE GOLF AND COUNTRY CLUB HOMEOWNERS' ASSOCIATION,
INC., by and through its undersigned counsel, hereby sues Defendants and alleges:

1. This is an action to foreclose a Claim of Lien against real property located in Palm Beach
County, Florida and for damages and the Court has jurisdiction.

2. Plaintiff, WYCLIFFE GOLF AND COUNTRY CLUB
HOMEOWNERS' ASSOCIATION, INC., is a Florida not-for-profit corporation with its principal place
of business located in Palm Beach County Florida.

3. Defendant, NEIL STACKEL, is an individual *sui juris* residing and/or doing business in
Palm Beach County, Florida.

4. Defendant, SANDRA STACKEL, is an individual *sui juris* residing and/or doing
business in Palm Beach County, Florida.

5. The following described property (the "Property") is owned by NEIL STACKEL and
SANDRA STACKEL:

**Lot 38A, WYCLIFFE TRACT "I" REPLAT, according to the Plat thereof, recorded in
Plat Book 81, Pages 145 thru 148 of the Public Records of Palm Beach County, Florida.**

Street Address: 10839 Royal Devon Way, Lake Worth, Florida 33449.

6. Plaintiff has performed all statutory and contractual conditions precedent to the bringing of this action.

COUNT I
FORECLOSURE

7. Plaintiff reallages paragraphs 1 through 6 as if fully set forth herein.

8. Plaintiff is a homeowners association, whose purpose is to carry out its responsibilities pursuant to Chapter 720 of the Florida Statutes and its own governing documents, which are recorded in the Public Records of Palm Beach County, Florida.

9. Plaintiff, pursuant to the authority contained in its recorded governing documents, properly authorized and promulgated a budget creating periodic maintenance assessments and/or other special assessments in accordance with the applicable provisions thereof. The relevant provision(s) of Plaintiff's governing documents are attached hereto as Exhibit "A".

10. Plaintiff's governing documents further permit it to charge property owners a late fee for each delinquent installment and interest on each delinquent installment. See Exhibit "A".

11. NEIL STACKEL and SANDRA STACKEL failed to timely pay club dues, special assessments, fees, charges, taxes, quarterly maintenance assessments and late fees for the Property and the account remains delinquent.

12. The Plaintiff, in accordance with Chapter 720 of the Florida Statutes, on December 20, 2024 mailed to NEIL STACKEL and SANDRA STACKEL, by certified mail, return receipt requested, and by first-class United States mail its Notice of Intent to File Lien on the Property. A copy of this Notice of Intent to File Lien letter is attached hereto as Exhibit "B".

13. The Plaintiff, in accordance with Chapter 720 of the Florida Statutes, on February 28, 2025 mailed to NEIL STACKEL and SANDRA STACKEL, by certified mail, return receipt requested, and by first-class United States mail its Notice of Intent to Foreclose its Claim of Lien on the Property,

along with a copy of the associated Claim of Lien. A copy of this Notice of Intent to Foreclose letter is attached hereto as Exhibit "C".

14. As a result of the failure of NEIL STACKEL and SANDRA STACKEL to pay the aforementioned sums within the time provided by the Notice of Intent to File Lien letter, Plaintiff, on March 11, 2025 recorded its Claim of Lien against the Property, a copy of which is attached hereto as Exhibit "D".

15. Said Claim of Lien secured all amounts contained therein, as well as all unpaid club dues, special assessments, fees, charges, taxes, quarterly maintenance assessments, interest, late fees, and attorney's fees accruing subsequent to the date of recordation.

16. Defendant, IMPERIAL ISLE PROPERTY OWNERS' ASSOCIATION, INC., may claim an interest in the property sought to be foreclosed herein but such interest is subordinate and inferior to that of Plaintiff.

17. The Defendants UNKNOWN TENANT IN POSSESSION #1 and UNKNOWN TENANT IN POSSESSION #2, whose actual names are unknown to Plaintiff, may claim to have some right or interest in the property sought to be foreclosed herein by virtue of their occupancy of the premises or an existing lease agreement which right or interest, if any, is subordinate, inferior and subject to Plaintiff's Claim of Lien.

18. The Plaintiff has engaged the service of the undersigned attorneys and has agreed to pay them a reasonable fee for their services related to this action. Plaintiff's governing documents and/or Chapter 720 of the Florida Statutes provide that the owner of the Property is responsible for payment of the Plaintiff's reasonable attorneys' fees incurred by Plaintiff incident to the collection of the assessment or enforcement of the lien.

WHEREFORE, Plaintiff requests that this Court enter judgment for its Claim of Lien, plus interest, plus all club dues, special assessments, fees, charges, taxes, quarterly maintenance assessments, interest, late fees accruing from the date of the Claim of Lien due to the Plaintiff from NEIL STACKEL

and SANDRA STACKEL, together with interest, late fees, reasonable attorney's fees, costs, abstract expenses, and all other allowable costs and expenses; and additionally if such sums are not paid within the time set by this Court, that the Property be sold to satisfy the Plaintiff's claim, and, additionally if the proceeds of the sale are insufficient to pay such claim, that a deficiency judgment be entered against NEIL STACKEL and SANDRA STACKEL and that all persons claiming under or against NEIL STACKEL and SANDRA STACKEL, since the filing of the Notice of Lis Pendens be foreclosed, and that this Court grant such other and further relief as it may deem proper.

COUNT II
DAMAGES

19. Plaintiff realleges Paragraphs 1 through 11 and Paragraph 18, as incorporated by reference, as if fully set forth herein.

20. This is an action for damages against the owner of the Property to recover delinquent club dues, special assessments, fees, charges, taxes, quarterly maintenance assessments, interest, late fees, costs, and attorney's fees from NEIL STACKEL and SANDRA STACKEL.

21. Under Chapter 720 of the Florida Statutes, and under the governing documents attached as an exhibit to this Complaint, Plaintiff is entitled to recover all unpaid assessments, plus club dues, fees, charges, taxes, interest, late fees, costs, and attorneys' fees incident to the collection of the delinquent assessments that have accrued at the time of rendition of judgment for the Property owned by NEIL STACKEL and SANDRA STACKEL.

22. NEIL STACKEL and SANDRA STACKEL failed to pay club dues, special assessments, fees, charges, taxes, quarterly maintenance assessments, in the amounts described by the Claim of Lien attached as an exhibit hereto, plus accrued interest, late fees, costs, and attorneys' fees incident to the collection of the delinquent assessments. Additional club dues, special assessments, fees, charges, taxes, quarterly maintenance assessments, interest, late fees, costs, and attorneys' fees have accrued and will accrue from the date of the Claim of Lien.

23. Chapter 720 of the Florida Statutes provides, in pertinent part, that each property owner shall be governed by and shall comply with the provisions of Chapter 720 of the Florida Statutes and the governing documents thereof. Chapter 720 of the Florida Statutes further provides that actions for damages for failure to comply with the provisions of Chapter 720 of the Florida Statutes may be brought by Plaintiff, and that the prevailing party is entitled to recover reasonable attorneys' fees.

WHEREFORE, Plaintiff respectfully requests that the Court award the following relief:

A. Ascertain the amount of club dues, special assessments, fees, charges, taxes, quarterly maintenance assessments, interest, and late fees that Plaintiff is entitled to recover in this action.

B. Award to Plaintiff judgment in the amount of all delinquent club dues, special assessments, fees, charges, taxes, quarterly maintenance assessments, interest, and late fees found to be due.

C. Award to Plaintiff the costs and reasonable attorneys' fees incurred incident to collection of the delinquent assessments.

DATED this 16th day of May, 2025.

WASSERSTEIN, P.A.

301 Yamato Road

Suite 2199

Boca Raton, Florida 33431

Tel.: (561) 288-3999

Primary E-Mail: danw@wassersteinpa.com

By: /s Daniel Wasserstein

DANIEL WASSERSTEIN, ESQ.

Florida Bar No. 42840

EXHIBIT "A"

NOT A CERTIFIED COPY

EXHIBIT "C"

**AMENDED AND RESTATED BY-LAWS OF
~~WYCLIFFE COMMUNITY ASSOCIATION, INC.~~
WYCLIFFE GOLF AND COUNTRY CLUB
HOMEOWNERS' ASSOCIATION, INC.**

This is a Certified Copy

Pursuant to §617.1101, et seq., of the Florida Not For Profit Corporation Act, Wycliffe Golf and Country Club, Inc. ("Country Club"), a Florida not for profit corporation, was merged with and into Wycliffe Community Association, Inc. ("Association"), a Florida not for profit corporation, pursuant to a Plan of Merger, dated _____, 2018 ("Plan of Merger"). As part of the Plan of Merger, the requisite number of members and Board of Directors of each of the Country Club and the Association approved the following Amended and Restated By-Laws ("By-Laws"), amending and restating in their entirety the prior By-Laws of Wycliffe Community Association, Inc. and changing Wycliffe Community Association, Inc.'s name to Wycliffe Golf and Country Club Homeowners' Association, Inc.

ARTICLE I

**Name, Principal Office, and
Definitions**

Section 1. Name. The name of the Association shall be ~~Wycliffe Community Association, Inc.~~ Wycliffe Golf and Country Club Homeowners' Association, Inc. (hereinafter sometimes referred to as the "Association").

Section 2. Principal Office. The principal office of the Association in the State of Florida shall be located at 4150 Wycliffe Country Club Boulevard, Wellington, Florida 33449. The Association may have such other offices, either within or outside the State of Florida, as the Board of Directors may determine or as the affairs of the Association may require.

Section 3. Definitions. The words used in these By-Laws shall have the same meaning as set forth in that ~~Second~~ Third Amended and Restated Declaration of Covenants, Conditions, and Restrictions for ~~Wycliffe Community Association~~ Wycliffe Golf and Country Club Homeowners' Association, Inc. (said Declaration, as amended, renewed, or extended from time to time, is hereinafter sometimes referred to as the "Declaration"), unless the context shall prohibit.

ARTICLE II

**Association: Membership, Meetings, Quorum, Voting,
Proxies**

(vi) Club Members who are on a lottery list and who do not receive a downgrade in the applicable Club Membership Year must reenter a subsequent lottery to be eligible for a downgrade. There is no limit to the number of downgrade lotteries a Club Member may enter.

(4) Any amounts owed to the Association by a Club Member who surrenders his or her Club Membership will be deducted from the amount to be paid to the surrendered Club Member.

B.C. With respect to homes in Wycliffe to which an equity is not or never has been attached, equities for those units shall be sold as determined under Section 6, paragraph B above.

7. Estate Planning Transfers

Notwithstanding anything to the contrary herein, the transfer by a Club Member of his or her Club Membership Certificate for bona fide estate planning purposes to any entity in which the Club Member owns all or substantially all of the beneficial interests following the transfer shall be subject only to the provisions of this Section 7. Following said transfer, the transferred Club Membership shall thereupon be subject to all the provisions of these By-Laws, as same may be amended from time to time. The transfer may not take place unless the Club Membership to be transferred is current in all its financial obligations to the Association. The transfer must be for bona fide estate planning purposes, must consist of the transfer of the Unit together with the Club Membership Certificate, must provide that the transferor and the transferee shall be jointly and severally liable for all obligations to the Association of the transferred Club Membership, and must be accompanied by an assignment agreement on a form provided by the Association which attests to the foregoing and sets forth the obligations of the transferor and transferee.

ARTICLE IX

Club Membership Dues, Charges, and Delinquencies

1. Annual Dues

The Club Membership year will constitute the twelve month period commencing January 1st and ending on the following December 31st or such other period as the Board of Directors may determine. Each year, the Board of Directors will determine the amount of annual dues to be payable in advance by Club Members in each category of Club Membership for the next Club Membership year. The Board of Directors reserves the right to set the amount of annual dues to be payable by Club Members at any level it deems appropriate.

A. For purpose of determining annual dues, fees, food and beverage minimums and operating assessments, if any, all Club Memberships will be family Club Memberships. A family Club Membership entitles the Club Member, his or her spouse or one designated companion, as defined by the Association's rules, if any, and their

unmarried children under the age of twenty-five (25) and residing at the Club Member's Unit to use the Club Facilities in accordance with the Club Member's category of Club Membership. Subject to Article VIII, Section 4, paragraph I, a Club Membership owned by an entity other than a natural person entitles the designated Club Member, his or her spouse and their unmarried children under the age of twenty-five (25) and residing at the Club Member's Unit to use the Club Facilities in accordance with the Club Member's category of Club Membership, provided a specific notice of designation naming all such parties has been provided to the Association's Secretary.

B. The annual dues and charges for the current Club Membership year are determined by the Board of Directors and are set forth in the Annual Equity Club Membership Dues and Fees Summary, a copy of which is available at the Association's office. The amount of annual charges for each year is subject to change.

2. Fees

The Board of Directors shall set all fees at the beginning of each Club Membership year. Such fees shall include but not be limited to green fees, golf cart rental fees, trail fees, locker rental fees, bag storage fees, monthly service fees, and food and beverage minimums, if any. The charges for the current Club Membership year are set forth in the Annual Equity Dues and Fees Summary, a copy of which is available in the Association's office.

3. Special Assessments

The Board of Directors shall be authorized to make special assessments against Club Members in addition to annual dues to cover operating deficits or capital expenditures relative to maintenance or improvement of the Club Facilities.

A. Operating special assessments shall be prorated among Club Members based upon the category of membership, amount of annual dues payable and the number of months a Club Member was a member during the membership year during which the deficit occurs. New Club Members shall be charged prorated special assessments based upon the number of months of Club Membership during that year.

B. The Board of Directors shall have authority to approve a special assessment to fund capital expenditures (whether for additions or replacements) relative to maintenance or improvement of the Club Facilities up to Five Hundred Ninety Three Thousand One Hundred and Twenty Five Dollars (\$593,125.00) in the aggregate per fiscal year, which shall be in addition to the annual capital budget. Approval of a special assessment to fund a capital expenditure relative to maintenance or improvement of the Club Facilities equal to or greater than Five Hundred Ninety Three Thousand One Hundred and Twenty Five Dollars (\$593,125.00) shall require the affirmative vote of not less than a majority of Club Members voting, in person or by proxy, at a Members' meeting at which a quorum of Members is obtained. The Five Hundred Ninety Three Thousand One Hundred and Twenty Five Dollar (\$593,125.00) threshold set forth in this paragraph is established as of 2018 and shall be recalculated at the beginning of each fiscal year and increased to the extent the Consumer Price Index (as identified and

determined by the Board in its reasonable discretion) has increased from the preceding year, but in no event shall the aggregate annual maximum drop below \$593,125.00. Special assessments for capital expenditures for the golf course and related amenities shall be assessed against all Platinum and Gold Club Members, and shall be prorated amongst those Club Members on the basis of the then current annual dues paid to the Association by each category of Club Member during the Club Membership year in which the assessment is made. Non-Amenity Members shall not be responsible for any special assessment to cover operating deficits or capital expenditures relative to operation, maintenance, or improvement of the Club Facilities.

4. Statement

An itemized statement of any dues and charges shall be sent monthly to each Club Member. Any Club Member will be considered delinquent in paying the Club Member's indebtedness to the Association if payment is not received by 5:00 p.m. on the last calendar day of the month. Club Members who are delinquent in paying their indebtedness shall be subject to such action as is determined appropriate by the Board of Directors. The failure of any Club Member to pay annual dues, any charges or assessments within the prescribed period may result in a suspension levied in accordance with Fla. Stat. §720.305, as amended from time to time, or other enforcement action.

5. Liens and Right to Seek Money Judgment and/or Foreclosure Judgment

Dues, fees, charges, and special assessments accrued against a Club Member shall be that Club Member's personal obligation and shall also be secured by a continuing lien against that Club Member's Unit located within the Association. Such dues, fees, charges, and special assessments shall, for all purposes, be deemed homeowners' association assessments which may be secured by a claim of lien recorded in the Palm Beach County, Florida Public Records. Unpaid dues, fees, charges, and special assessments may be the subject of an action against the Club Member for a money judgment and/or for a judgment foreclosing the Club Member's Unit, in accordance with Chapter 720, Florida Statutes, as amended from time to time. The Association's lien secures all unpaid sums which are due and which may accrue subsequent to the recording of any claim of lien, as well as charges for interest (to accrue at the maximum rate permitted by law), late fees (to be applied at the Board of Directors' discretion at the greater of \$25 or 5% of each delinquent installment), and reasonable costs and attorneys' fees incurred by the Association incident to the collections process. Upon full payment of delinquent sums, the Club Member making payment shall be entitled to a satisfaction of any claim of lien to be prepared and recorded at the Club Member's expense.

A. No Club Member shall be permitted to create, incur, assume or suffer to exist upon such Club Member's Club Membership any liens whatsoever except to the extent such lien represents a purchase money lien incurred as a result of acquiring the Club Membership.

6. Credit to Club Members

A Club Member who is delinquent for a period in excess of twenty (20) days in the payment of any dues, fees, charges, or special assessments may have his or her account flagged as delinquent and may thereby automatically lose the ability to use or obtain credit extended by the Association to purchase goods and services from the Association until the delinquency is fully cured.

NOT A CERTIFIED COPY

EXHIBIT "D"

**SECOND THIRD AMENDED AND
RESTATED
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
WYCLIFFE GOLF & COUNTRY CLUB
HOMEOWNERS' ASSOCIATION, INC.**

Pursuant to §617.1101, et seq., of the Florida Not For Profit Corporation Act, Wycliffe Golf and Country Club, Inc. ("Country Club"), a Florida not for profit corporation, was merged with and into Wycliffe Community Association, Inc. ("Association"), a Florida not for profit corporation, pursuant to a Plan of Merger, dated _____, 2018 ("Plan of Merger"). As part of the Plan of Merger, the requisite number of members and Board of Directors of each of the Country Club and the Association approved the following Third Amended and Restated Declaration of Covenants, Conditions and Restrictions for Wycliffe Golf and Country Club Homeowners' Association, Inc. amending and restating in its entirety the prior Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Wycliffe Golf & Country Club and changing Wycliffe Community Association, Inc.'s name to Wycliffe Golf and Country Club Homeowners' Association, Inc.

This ~~SECOND~~ THIRD AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WYCLIFFE GOLF & COUNTRY CLUB HOMEOWNERS' ASSOCIATION, INC. is made and executed this ____ day of _____, ~~May, 2012~~ by WYCLIFFE COMMUNITY GOLF AND COUNTRY CLUB HOMEOWNERS' ASSOCIATION, INC., a Florida corporation not-for-profit (the "Association").

WITNESSETH:

WHEREAS, there was executed a certain Declaration of Covenants, Conditions and Restrictions for Wycliffe Golf & Country Club, dated February 28, 1989, which was recorded in the Public Records of Palm Beach County, Florida in Official Records Book 6022 at Page 426, which was amended by Amendment to Declaration of Covenants and Restrictions for Wycliffe Golf & Country Club, dated May 10, 1989 and recorded in said Public Records in Official Records Book 6061 at Page 1203 and by Second Amendment to Declaration of Covenants, Conditions and Restrictions for Wycliffe Golf and Country Club, dated December 17, 1990 and recorded in said Public Records in Official Records Book 6693 at Page 292 (collectively, the "Original Master Declaration"); which Original Master Declaration was further amended and restated as the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Wycliffe Country Club ("Amended and Restated Original Master Declaration") and recorded in Official Records Book 8848, at Page 513, in the Public Records of Palm Beach County, Florida; which

accountings are maintained at all times. By way of example and not of limitation, Club Membership payments shall be used for the following purposes:

- (a) to operate, maintain, adequately insure, and improve Club Facilities;
- (b) to pay obligations owed to Club Members who have sold their Units in accordance with the Association's By-Laws;
- (c) to advertise the Club Facilities to Association Members and to the general public for purposes of generating interest in the country club lifestyle available to Unit Owners;
- (d) to host events that will substantially take place on the Club Facilities (i.e. golf, tennis tournaments, etc.);
- (e) to hire professionals to obtain advice, recommendations, or other services exclusively involving country club matters/business; and
- (f) to pay the debts and expenses of the Association which arise solely as the result of its operation of the Club Facilities.

**ARTICLE VII
ASSESSMENTS**

Section 1. Authority

The Association, through its Board of Directors, shall have the power and authority to make and collect Assessments as hereinafter set forth.

Section 2. Base Assessments

Base Assessments shall be determined annually for the purpose of maintenance and management of the Association, the Common Property, and for the benefit of the Owners. Maintenance and management expenses referred to herein include, but are not limited to, the cost and expense of: operation, maintenance and management of the Association, the Common Property, and the Areas of Common Responsibility; property taxes and assessments against the Common Property; drainage assessments, taxes, fees and other duly adopted charges to Acme Improvement District for drainage of the Associations' internal drainage system; insurance coverage for the Common Property; legal and accounting fees; maintenance of the Streets; management fees; guard services; normal repairs and replacements; charges for utilities used upon the Common Property; cleaning services; expenses and liabilities incurred by the Association in the enforcement of its rights and duties against Members or others; the creation of reasonable reserves for capital expenditures and deferred maintenance of depreciable items ("Reserves"), including but not limited to roof replacement, building painting, air conditioner compressors, plumbing and wiring of the Common Property facilities, pavement resurfacing, swimming pools and the like; and all other expenses deemed by the Board of Directors to be necessary and proper for management, maintenance, repair, operation and enforcement.

Section 3. Computation and Collection of Base Assessments.

The Association shall annually estimate the expenses it expects to incur and the period of time involved therein and assess its Members sufficient monies to meet this estimate. All Units shall be assessed at a uniform rate to be determined by the Association so that all Units subject to a Base Assessment shall be assessed equally. ~~The Class "B" Member shall be assessed at a rate of twenty five (25) Base Assessments for the Country Club Property.~~ Except as provided in Section 5 below, District Assessments shall be levied equally on all Units within the District for whose benefit District Expenses are incurred as provided in Section 5 below. Should the Association at any time determine that the assessments made are not sufficient to pay the expenses, the Board of Directors shall have authority to levy and collect additional Base Assessments to meet such needs. Base Assessments shall be collectible in advance monthly, quarterly, semi-annually or annually, as the Board of Directors shall determine. A Base Assessment shall be considered delinquent if not paid by the due date.

Section 4: Special Assessment.

A. Special Assessments Related to Common Property and all Association Matters except Operation, Maintenance, or Improvement of Club Facilities. The Association may levy a special assessment ("Special Assessment") against each Member for any of the following purposes: the acquisition of property by the Association; defraying the cost of construction of capital improvements to the Common Property; the cost of construction, reconstruction, unexpected repair or replacement of a capital improvement, including the necessary fixtures and personal property related thereto. All Special Assessments shall be at a uniform amount for each Unit. ~~The Class "B" Member shall be assessed in the same manner as for the Base Assessment.~~ A Special Assessment shall be collectible in such manner as the Board of Directors shall determine. When Special Assessments in any fiscal year, other than for required maintenance, repairs or emergencies, exceed the aggregate of FIVE HUNDRED (\$500.00) DOLLARS per Unit (said cap subject to annual increases equivalent to the increase in the Consumer Price Index (All Urban Consumers)) from the effective date of this amendment, it shall require the approval of a majority of the membership of the Association present, in person or by proxy, at the meeting, to be obtained at a duly convened regular or special Members' meeting at which a quorum exists. Notwithstanding anything to the contrary herein contained, it is recognized and declared that any Special Assessment shall be in addition to and not part of any Base Assessment, and that any such Special Assessment assessed against Members shall be paid by such Member in addition to any regular Base Assessments. Special Assessments shall be paid in such installments or in a lump sum as the Board of Directors shall, from time to time, determine. ~~For purposes of this section, "emergencies" is defined as any situation where there is substantial danger to persons or property.~~ This paragraph shall not apply to

Special Assessments levied for the operation, maintenance, or improvement of the Club Facilities.

B. Special Assessments Related to Maintenance or Improvement of Club Facilities. The Board of Directors shall have authority to approve a special assessment to fund capital expenditures (whether for additions or replacements) relative to maintenance or improvement of the Club Facilities up to Five Hundred Ninety Three Thousand One Hundred and Twenty Five Dollars (\$593,125.00) in the aggregate per fiscal year, which shall be in addition to the annual capital budget. Approval of a special assessment to fund a capital expenditure relative to maintenance or improvement of the Club Facilities equal to or greater than Five Hundred Ninety Three Thousand One Hundred and Twenty Five Dollars (\$593,125.00) shall require the affirmative vote of not less than a majority of Club Members voting in person or by proxy, at a Members' meeting at which a quorum of Members is obtained. The Five Hundred Ninety Three Thousand One Hundred and Twenty Five Dollar (\$593,125.00) threshold set forth in this paragraph is established as of 2018 and shall be recalculated at the beginning of each fiscal year and increased to the extent the Consumer Price Index (as identified and determined by the Board in its reasonable discretion) has increased from the preceding year, but in no event shall the aggregate annual maximum drop below \$593,125.00. Special assessments for capital expenditures for the golf course and related amenities shall be assessed against all Platinum and Gold Club Members, and shall be prorated amongst those Club Members on the basis of the then current annual dues paid to the Association by each category of Club Member during the Club Membership year in which the assessment is made. Non-Amenity Members shall not be responsible for any special assessment to cover operating deficits or capital expenditures relative to operation, maintenance, or improvement of the Club Facilities.

Section 5. District Assessments.

Each District Association shall prepare its own budget and levy assessments against those Association Members owning Units in its District Association.

Additionally, The the Association's Board of Directors, at least sixty (60) days before the beginning of each fiscal year, shall prepare a separate include in the Association's budget covering the estimated expenses to be incurred by the Association for each District during the coming year (known as "District Expenses"). The Board of Directors shall be entitled to set such include District Expenses in the Association's budget only to the extent that this Declaration or the By-Laws specifically authorize the Board of Directors to assess certain costs as a District Assessment. The District Association or Committee for each District may request that additional services or a higher level of services be provided by the Association and, in such case, any additional costs shall be added to such the budget. To obtain funds to pay District Expenses, the Association's Board of Directors shall have the discretion and authority to levy and collect District

~~Assessments against each District Association, corresponding with District Expenses for each District Association as set forth in the Association's budget, or to instead levy and collect such assessments directly against each Association Member who owns a Unit in each District Association, based upon his or her proportionate share of District Expenses for his or her District Association as set forth in the Association's budget. District Assessments shall be levied in amounts as necessary to pay District Expenses as are reflected in the Association's budget, and, if such assessments are to be levied and collected directly from Association Members, the Board of Directors shall use its discretion in budgeting for and accounting for anticipated delinquencies. Such budget may include a capital contribution establishing a Reserve fund for repair and replacement of depreciable items within the District as appropriate. District Expenses shall be allocated equally among all Units within the District benefited thereby and levied as a District Assessment. The Board of Directors shall cause a copy of such budget and notice of the amount of the Assessment to be levied on each Unit in the District for the coming year to be delivered to each Owner of a Unit in the District at least thirty (30) days prior to the beginning of the fiscal year. Such budget and assessment shall become effective unless disapproved by sixty six and two thirds percent (66 2/3%) of the Owners of Units in the District to which the District Assessment applies, provided, there shall be no obligation to call a meeting for the purpose of considering the budget except on petition of Owners of at least thirty percent (30%) of the Units in such District. Meetings of the District Committees, if called, shall be conducted in accordance with Article V, Section 3 of the By Laws.~~

~~In the event the proposed budget for any District is disapproved or the Board of Directors fails for any reason to determine the budget for any year, then and until such time as a budget shall have been determined as provided herein, the budget in effect for the immediately preceding year shall continue for the current year.~~

Section 6. Emergency Special Assessments.

The Board of Directors may levy an emergency Special Assessment ("Emergency Special Assessment") when, in its sole determination, there is potential danger of damage to persons or property. Such assessments may be utilized to pay for preventative, protective or remedial construction, reconstruction, improvements, repairs or replacements. Events justifying Emergency Special Assessments include, but are not limited to, hurricanes, floods and fires. Emergency Special Assessments may also be levied for roof, plumbing or structural repairs. Emergency Special Assessments shall be collectible in such manner as the Board of Directors shall determine.

Section 7. Individual Assessments.

The Association may levy and collect an individual assessment ("Individual Assessment") against a particular Unit for the cost of maintenance, repairs or replacements, within or without the Unit which the Owner thereof has failed to perform and which failure or refusal to perform has in the opinion of the Association,

endangered or impaired the use, value or appearance of the Property. The Association has a right of entry onto each Unit to perform necessary maintenance, repairs or replacements, including the right to abate or eliminate any nuisance. This Individual Assessment shall include an administrative fee charged by the Association in an amount to be determined, from time to time, by the Board of Directors in its discretion. The Association may also charge an Individual Assessment to any Club Member for costs associated with repairing damages to the Club Facilities traceable to the acts or omissions of the Club Member or of his or her guests or invitees. All Individual Assessments shall be collectible in such manner as the Association shall determine.

Section 8. Covenant to Pay Assessments.

In order to fulfill the terms, provisions, covenants and conditions contained in this Article and this Declaration, and to maintain, operate, preserve and improve the Association's Common Property, Areas of Common Responsibility and areas covered by Shared Cost Agreements for the recreation, use and benefit of the Association, Members and their guests, invitees, lessees and licensees, there is hereby imposed upon each Member of the Association the affirmative covenant and obligation to pay to the Association all assessments, including the Base Assessment, Special Assessment, Emergency Special Assessment, Individual Assessment, and District Assessment. Each Member of the Association or Owner by acceptance of a deed or other instrument of conveyance conveying a Unit, whether or not it shall be so expressed in such deed or instrument, shall be obligated and agrees to pay to the Association all assessments in accordance with this Article and this Declaration and each consents and agrees to the lien rights set forth hereunder. The obligation for payment of all assessments shall commence when title to a Unit is conveyed to the Owner or Member.

Additionally, dues, fees, charges, and special assessments accrued against a Club Member in connection with his or her Club Membership obligations shall, for all purposes, be deemed assessments under this Article and this Declaration.

Section 9. Effect of Non-Payment of Assessments.

A. All notices of assessments from the Association to the Members and/or Club Members shall designate when the assessment is due and payable. If an assessment is not paid on the date when due, it shall then become delinquent and shall bear interest at the maximum rate allowed by Florida law, from the date when due until paid and the owner shall be charged a late fee in an amount not to exceed the greater of \$25 or 5 percent (5%) of the amount of each installment. The assessment, together with interest thereon, the late fee, and the cost of collection thereof, including attorneys' fees, shall be a continuing lien against the Unit against which the assessment is made ~~or against the Country Club Property~~, and shall also be the continuing personal obligation of the Owner of such Unit ~~or the owner of the Country Club Property and its members.~~

If any assessment, or any installment thereof, shall not be paid within thirty (30) days after the due date, the Association may, at any time thereafter, accelerate the entire amount due for the balance of the calendar year for which the assessment was made and declare the same immediately due and payable. After providing the notice required by Florida law, the Association may also record a claim of lien in the Public Records of Palm Beach County, Florida, setting forth the amount of the unpaid assessment and the rate of interest due thereon. The Association may at any time thereafter bring an action to foreclose the lien against the Unit ~~or the Country Club Property~~, and/or a suit on the personal obligation of the Owner, ~~or Owners~~, or Club Member. In the event the Association prevails in any such action, then there shall be added to the amount of such assessment the following: the costs of collection, the cost of such action, interest on the assessment at the maximum rate, as above provided, late fees, and attorneys' fees incurred by the Association. Any successor in title to a Unit shall be held to have constructive notice of the records of the Association to determine the existence of delinquency in the payment of assessments.

B. Each Member of the Association hereby provides the Association with the privilege to suspend the Member's use of the automatic vehicle access lane at the community's entrance as well as the use of this lane by the Member's tenants, guests, and invitees in the event that all of the following conditions are met:

1. The Member is found to be more than ninety (90) days delinquent in the payment of any assessment fee, fine, or other monetary obligation due to the Association or due to any District Association;

2. The suspension of the use of the residents' lane is imposed by vote of the Association's Board of Directors taken at a duly noticed meeting of the Association's Board of Directors at which a quorum is present; and

3. The Association has provided written notice of the suspension to the Member and, if applicable, to the Member's tenants, guests, or invitees by mail or hand delivery.

Any suspension of the use of the automatic vehicle access lane at the community's entrance, pursuant to this Article VII, Section 9, shall be a non-exclusive remedy. Additionally, such suspensions shall in no way prohibit any Member or any Member's tenant, guest, or invitee from having vehicular access into the Association's community through the separate visitor's lane located at the community's entrance. Any suspension of the use of the automatic vehicle access lane shall continue until all assessments, fees, fines, or other monetary obligations owed by the Member have been paid in full to the Association, if a delinquency to the Association was the cause of the suspension, or to the Member's District Association, if a delinquency to the Member's District Association, was the cause of the suspension, as applicable. Once a Member has tendered payment

sufficient to cause the Member's suspension of the use of the automatic vehicle access lane to be lifted, the Association shall act diligently to lift the suspension.

By and through this provision, the District Associations are privileged to communicate delinquency information to the Association as necessary to enable the Association to impose and lift suspensions of the use of the automatic vehicle access lane at the community's entrance as contemplated by this Article VII, Section 9. Pursuant to common law principles of equity, any District Association that provides the Association with delinquency information for the purpose of seeking that a Member be suspended, pursuant to this Article VII, Section 9, shall be deemed to indemnify, defend, and hold the Association harmless from and against any liability that the Association may incur which arises in whole or in part from the District Association's negligence in providing the Association with accurate and updated delinquency information.

Section 10. Certificate of Assessments.

The Association shall prepare a roster of the Units and assessments applicable thereto, which shall be kept in the office of the Association and shall be open to inspection by all Owners and/or Members. At the request of an Owner and/or Member, the Board of Directors shall prepare a Certificate of Assessments (the "Certificate") signed by an officer of the Association, setting forth whether the Owner's assessments have been paid and/or the amount which is due as of the date of the Certificate. As to parties without knowledge of error who rely thereon, such Certificate shall be presumptive evidence of payment or partial payment of any assessment therein stated as having been paid or partially paid.

Section 11. Subordination to Lien of Mortgages.

An Owner is jointly and severally liable with the previous Owner of a Unit for all unpaid assessments, interest, late fees, and attorney and paralegal fees and costs that came due up to the time of transfer of title. Notwithstanding the foregoing, the liability of a first mortgagee or its successor or assignee as a subsequent holder of the first mortgage who acquires title to a parcel by foreclosure or by deed in lieu of foreclosure for the unpaid assessments that become due before the mortgagee's acquisition of title, shall be as set forth in Florida Statute, Section 720.3085, as amended from time to time. For the purposes of this section, the term "successor or assignee" used with respect to a first mortgagee includes only a subsequent holder of the first mortgage.

Notwithstanding the above, if a first mortgage is recorded in the Public Records after the Association's Claim of Lien is recorded, the first mortgagee which buys back the Unit at the foreclosure sale is responsible for all unpaid back assessments, interest, late fees, and attorney and paralegal fees and costs.

EXHIBIT “B”

NOT A CERTIFIED COPY

Wasserstein, P.A.

301 Yamato Road, Suite 2199, Boca Raton, Florida 33431 • Phone: 561.288.3999 • Website: www.wassersteinpa.com
E-mail: Daniel Wasserstein, Esq. - danw@wassersteinpa.com • Renee Renuart, Esq. - reneer@wassersteinpa.com • Michael S. Feldman, Esq. - michael@wassersteinpa.com

December 20, 2024

Sent Via First-Class U.S. Mail
& Certified Mail, Return Receipt Requested
#9589 0710 5270 1748 5323 93
Neil Stackel and Sandra Stackel
10839 Royal Devon Way
Lake Worth, FL 33449

**RE: Wycliffe Golf and Country Club
Homeowners' Association, Inc.
10839 Royal Devon Way, Lot 38A
Lake Worth, Florida 33449**

NOTICE OF INTENT TO RECORD A CLAIM OF LIEN

Dear Neil Stackel and Sandra Stackel:

Wasserstein, P.A. is a debt collector. This communication is an attempt to collect a debt and any information obtained as a result of this letter or further communications with this office will be used for the purpose of collection of a debt.

The following amounts are currently due on your account to Wycliffe Golf and Country Club Homeowners' Association, Inc. (the "Association") and must be paid within 45 days after your receipt of this letter.

This letter shall serve as the Association's notice of intent to record a Claim of Lien against your property no sooner than 45 days after your receipt of this letter unless you pay in full the amounts set forth below. However, if you timely dispute the debt we will suspend our efforts to collect it, including the filing of a lien, until this office obtains verification of the debt and a copy of such verification is mailed to you. Please note the total amount due below does not include any future assessments that may come due:

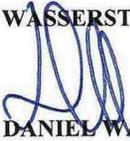
Club Dues, Special Assessments, Fees, Charges, Taxes, Quarterly Maintenance Assessments, and Late Fees, less partial payments applied (see attached ledger) from 2/6/24 through 12/20/24	\$26,739.24
Interest at 18% per year on Quarterly Assessments from 2/29/24 through 12/20/24*	\$360.44
Attorney's Fees	\$797.50
Attorney's Fee for Intent to Lien Letter	\$195.00
Postage Costs	\$10.89
Total Amount Due	\$28,103.07

* Interest accrues at the rate of 18% per annum.

**PAYMENT MUST BE MADE BY CASHIER'S CHECK, CERTIFIED CHECK OR
MONEY ORDER MADE PAYABLE TO: "WASSERSTEIN, P.A. TRUST ACCOUNT"
AND SENT TO THE ABOVE REFERENCED LAW FIRM ADDRESS**

Should you have any questions concerning this matter, you may contact the undersigned at the above referenced phone number. Thank you for your prompt attention to this matter.

WASSERSTEIN, P.A.


DANIEL WASSERSTEIN
For the Firm

THIS IS AN ATTEMPT TO COLLECT A DEBT.
ANY AND ALL INFORMATION OBTAINED WILL BE USED FOR THIS PURPOSE.

How can you dispute the debt?

- **Call or write to us by January 29, 2025, to dispute all or part of the debt.** If you do not, we will assume that our information is correct.
- **If you write to us by January 29, 2025,** we must stop collection on any amount you dispute until we send you information that shows you owe the debt. You may use the form below or write to us without the form. You may also include supporting documents.

What else can you do?

- **Write to ask for the name and address of the original creditor, if different from the current creditor.** If you write by **January 29, 2025,** we must stop collection until we send you that information. You may use the form below or write to us without the form.
- **Go to www.cfpb.gov/debt-collection to learn more about your rights under federal law.** For instance, you have the right to stop or limit how we contact you.
- Contact us about your payment options.



Mail this form to:

Wasserstein, P.A.
301 Yamato Road, Suite 2199
Boca Raton, Florida 33431

Neil Stackel and Sandra Stackel
10839 Royal Devon Way
Lake Worth, FL 33449

How do you want to respond?

Check all that apply:

- I want to dispute the debt because I think:
 - This is not my debt.
 - The amount is wrong.
 - Other (please describe on reverse or attach additional information).
- I want you to send me the name and address of the original creditor.
- I enclosed this amount: \$

Make your check payable to Wasserstein,
P.A. Trust Account.

NOT A CERTIFIED COPY

Wycliffe Golf & Country Club Home Owners' Association
 Member History Account Inquiry
 From: Feb 01/24 to Nov 30/24

01790 - Neil and Sandra Stackel
 10839 Royal Devon Way
 Wellington, FL 33449

Ref. Id / Tr Date	Description	Charge	Other Charges	Amount	
699419	2/6/2024	Grille Room	\$18.00	\$1.26	\$19.26
701794	2/10/2024	Lifestyle	\$25.00	\$0.00	\$25.00
703402	2/13/2024	Grille Room	\$14.00	\$0.98	\$14.98
705419	2/16/2024	The Cliffe	\$40.35	\$2.83	\$43.18
706996	2/19/2024	The Cliffe	\$12.00	\$0.84	\$12.84
708853	2/22/2024	Grille Room	\$22.00	\$1.54	\$23.54
709645	2/23/2024	The Cliffe	\$13.00	\$0.91	\$13.91
709396	2/23/2024	Lifestyle	\$25.00	\$0.00	\$25.00
710485	2/24/2024	Grille Room	\$61.00	\$4.27	\$65.27
710377	2/24/2024	Pavilion	\$16.00	\$1.12	\$17.12
712842	2/29/2024	The Cliffe	\$5.00	\$0.35	\$5.35
282296	2/29/2024	2024 Trail Fees	\$195.00	\$0.00	\$195.00
281894	2/29/2024	2024 Platinum Dues	\$1,998.40	\$0.00	\$1,998.40
281682	2/29/2024	2024 Platinum Capital Reserve Fee	\$219.80	\$0.00	\$219.80
278945	2/29/2024	Dining Service Charge Family	\$111.00	\$7.77	\$118.77
278944	2/29/2024	Platinum Renovation Charge	\$127.00	\$0.00	\$127.00
138453	2/29/2024	2nd Quarter Homeowners' Association	\$1,176.00	\$0.00	\$1,176.00
8420	2/29/2024	Late Charge	\$49.00	\$0.00	\$49.00
713449	3/1/2024	The Cliffe	\$16.00	\$1.12	\$17.12
713333	3/1/2024	Golf Shop	\$11.00	\$0.77	\$11.77
715000	3/5/2024	Grille Room	\$1.00	\$0.07	\$1.07
715974	3/7/2024	Golf Shop	\$144.00	\$10.08	\$154.08
716849	3/8/2024	The Cliffe	\$36.00	\$2.52	\$38.52
716670	3/8/2024	Lifestyle	\$71.00	\$0.00	\$71.00
139337	3/9/2024	2/26 Wycliffe Charities - Orchid Sale	\$25.00	\$0.00	\$25.00
720447	3/15/2024	The Cliffe	\$14.00	\$0.98	\$14.98
720261	3/15/2024	Grille Room	\$28.00	\$1.96	\$29.96
724446	3/22/2024	The Cliffe	\$39.00	\$2.73	\$41.73
724165	3/22/2024	Lifestyle	\$25.00	\$0.00	\$25.00
725767	3/25/2024	The Cliffe	\$5.00	\$0.35	\$5.35
725471	3/25/2024	Grille Room	\$1.00	\$0.07	\$1.07
727399	3/28/2024	The Cliffe	\$9.00	\$0.63	\$9.63
286720	3/31/2024	2024 Trail Fees	\$195.00	\$0.00	\$195.00
286318	3/31/2024	2024 Platinum Dues	\$1,998.40	\$0.00	\$1,998.40
286106	3/31/2024	2024 Platinum Capital Reserve Fee	\$219.80	\$0.00	\$219.80
283369	3/31/2024	Dining Service Charge Family	\$111.00	\$7.77	\$118.77
283368	3/31/2024	Platinum Renovation Charge	\$127.00	\$0.00	\$127.00
8495	3/31/2024	Late Charge	\$44.60	\$0.00	\$44.60
730183	4/3/2024	Grille Room	\$1.00	\$0.07	\$1.07
730826	4/4/2024	Grille Room	\$28.00	\$1.96	\$29.96
731695	4/5/2024	The Cliffe	\$36.00	\$2.52	\$38.52
731473	4/5/2024	Lifestyle	\$71.00	\$0.00	\$71.00
734564	4/11/2024	Grille Room	\$28.00	\$1.96	\$29.96
736003	4/12/2024	Watermark	\$11.00	\$0.77	\$11.77
735456	4/12/2024	Watermark	\$9.50	\$0.67	\$10.17
735314	4/12/2024	Watermark	\$528.00	\$36.96	\$564.96
140648	4/16/2024	Late Fee	\$25.00	\$0.00	\$25.00
738125	4/18/2024	Grille Room	\$14.00	\$0.98	\$14.98
738605	4/19/2024	Lifestyle	\$25.00	\$0.00	\$25.00

Wycliffe Golf & Country Club Home Owners' Association
 Member History Account Inquiry
 From: Feb 01/24 to Nov 30/24

01790 - Neil and Sandra Stackel
 10839 Royal Devon Way
 Wellington, FL 33449

Ref. Id / Tr: Date	Description	Charge	Other Charges	Amount
739709	4/21/2024 Grille Room	\$78.00	\$5.46	\$83.46
739941	4/22/2024 Watermark	\$72.00	\$5.04	\$77.04
741984	4/26/2024 The Cliffe	\$7.00	\$0.49	\$7.49
741930	4/26/2024 The Cliffe	\$19.00	\$1.33	\$20.33
743574	4/30/2024 Grille Room	\$40.00	\$2.80	\$42.80
743505	4/30/2024 The Cliffe	\$14.00	\$0.98	\$14.98
291132	4/30/2024 2024 Trail Fees	\$195.00	\$0.00	\$195.00
290731	4/30/2024 2024 Platinum Dues	\$1,998.40	\$0.00	\$1,998.40
290521	4/30/2024 2024 Platinum Capital Reserve Fee	\$219.80	\$0.00	\$219.80
287785	4/30/2024 Dining Service Charge Family	\$111.00	\$7.77	\$118.77
287784	4/30/2024 Platinum Renovation Charge	\$127.00	\$0.00	\$127.00
8558	4/30/2024 Late Charge	\$91.85	\$0.00	\$91.85
744863	5/3/2024 Lifestyle	\$71.00	\$0.00	\$71.00
746514	5/8/2024 Grille Room	\$2.00	\$0.14	\$2.14
746467	5/8/2024 Golf Shop	\$158.00	\$11.06	\$169.06
746955	5/9/2024 Grille Room	\$1.00	\$0.07	\$1.07
748449	5/13/2024 Golf Shop	(\$158.00)	(\$11.06)	(\$169.06)
141056	5/14/2024 4/12 Adj overcharge on closing event	(\$352.00)	(\$24.64)	(\$376.64)
295554	5/31/2024 2024 Trail Fees	\$195.00	\$0.00	\$195.00
295154	5/31/2024 2024 Platinum Dues	\$1,998.40	\$0.00	\$1,998.40
294945	5/31/2024 2024 Platinum Capital Reserve Fee	\$219.80	\$0.00	\$219.80
292203	5/31/2024 Dining Service Charge Family	\$111.00	\$7.77	\$118.77
292202	5/31/2024 Platinum Renovation Charge	\$127.00	\$0.00	\$127.00
143315	5/31/2024 2024 3rd Quarter Homeowner's Association Maintenance Fee	\$1,176.00	\$0.00	\$1,176.00
106244	5/31/2024 Thank you for payment. 1880	(\$1,201.00)	\$0.00	(\$1,201.00)
8635	5/31/2024 Late Charge	\$140.58	\$0.00	\$140.58
299960	6/27/2024 2024 Trail Fees	\$195.00	\$0.00	\$195.00
299562	6/27/2024 2024 Platinum Dues	\$1,998.40	\$0.00	\$1,998.40
299354	6/27/2024 2024 Platinum Capital Reserve Fee	\$219.80	\$0.00	\$219.80
296622	6/27/2024 Dining Service Charge Family	\$111.00	\$7.77	\$118.77
296621	6/27/2024 Platinum Renovation Charge	\$127.00	\$0.00	\$127.00
8718	6/30/2024 Late Charge	\$186.22	\$0.00	\$186.22
145018	7/16/2024 Late Fee - Quarterly HOA Maintenance Fee	\$25.00	\$0.00	\$25.00
304363	7/31/2024 2024 Trail Fees	\$195.00	\$0.00	\$195.00
303965	7/31/2024 2024 Platinum Dues	\$1,998.40	\$0.00	\$1,998.40
303757	7/31/2024 2024 Platinum Capital Reserve Fee	\$219.80	\$0.00	\$219.80
301021	7/31/2024 Dining Service Charge Family	\$111.00	\$7.77	\$118.77
301020	7/31/2024 Platinum Renovation Charge	\$127.00	\$0.00	\$127.00
8795	7/31/2024 Late Charge	\$228.90	\$0.00	\$228.90
110547	8/29/2024 Thank you for payment. 1893	(\$1,291.00)	\$0.00	(\$1,291.00)
301021	8/31/2024 Dining Service Charge Family	\$111.00	\$7.77	\$118.77
301020	8/31/2024 Platinum Renovation Charge	\$127.00	\$0.00	\$127.00
147730	8/31/2024 4th Quarter HOA Maintenance Fee	\$1,176.00	\$0.00	\$1,176.00
8795	8/31/2024 Late Charge	\$272.22	\$0.00	\$272.22
307433	9/30/2024 Dining Service Charge Family	\$111.00	\$7.77	\$118.77
307432	9/30/2024 Platinum Renovation Charge	\$127.00	\$0.00	\$127.00
8950	9/30/2024 Late Charge	\$279.99	\$0.00	\$279.99
148216	10/16/2024 Late Fee - 4th quarter HOA	\$25.00	\$0.00	\$25.00
309450	10/31/2024 Dining Service Charge Family	\$111.00	\$7.77	\$118.77

Wycliffe Golf & Country Club Home Owners' Association
 Member History Account Inquiry
 From: Feb 01/24 to Nov 30/24

01790 - Neil and Sandra Stackel
 10839 Royal Devon Way
 Wellington, FL 33449

Ref. Id / Tr: Date	Description	Charge	Other Charges	Amount
309449 10/31/2024	Platinum Renovation Charge	\$127.00	\$0.00	\$127.00
9023 10/31/2024	Late Charge	\$287.87	\$0.00	\$287.87
314740 11/30/2024	2025 Platinum Capital Reserve Fee	\$361.35	\$0.00	\$361.35
314014 11/30/2024	2025 Platinum Dues	\$3,284.85	\$450.24	\$3,735.09
311470 11/30/2024	Dining Service Charge Family	\$111.00	\$7.77	\$118.77
311469 11/30/2024	Platinum Renovation Charge	\$127.00	\$0.00	\$127.00
153444 11/30/2024	1st Quarter HOA Maintenance Fee	\$1,265.00	\$0.00	\$1,265.00
9082 11/30/2024	Late Charge	\$295.88	\$0.00	\$295.88
				\$26,739.24

INQUIRY TOTALS

Current	1 MTH	2 MTHS	3MTHS	4MTHS+	Total
5,903.09	558.64	525.76	1,603.99	18,147.76	26,739.24

NOT A CERTIFIED COPY

EXHIBIT “C”

NOT A CERTIFIED COPY

Wasserstein, P.A.

301 Yamato Road, Suite 2199, Boca Raton, Florida 33431 • Phone: 561.288.3999 • Website: www.wassersteinpa.com
E-mail: Daniel Wasserstein, Esq. - danw@wassersteinpa.com • Renee Renuart, Esq. - reneer@wassersteinpa.com • Michael S. Feldman, Esq. - michael@wassersteinpa.com

February 28, 2025

Sent Via First-Class U.S. Mail
& Certified Mail, Return Receipt Requested
#9589 0710 5270 2312 0371 91
Neil Stackel and Sandra Stackel
10839 Royal Devon Way
Lake Worth, FL 33449

**RE: Wycliffe Golf and Country Club
Homeowners' Association, Inc.
10839 Royal Devon Way, Lot 38A
Lake Worth, Florida 33449**

DELINQUENT ASSESSMENT

Club Dues, Special Assessments, Fees, Charges, Taxes, Quarterly Maintenance Assessments, and Late Fees, less partial payments applied (see attached ledger) from 2/6/24 through 1/31/25	\$34,127.54
Interest at 18% per year on Quarterly Assessments from 2/29/24 through 2/28/25	\$521.17
Attorney's Fees	\$1,452.50
Cost for Recording Claim of Lien	\$36.10
Postage Costs	\$21.78
Total Amount Due	\$36,159.09

Dear Neil Stackel and Sandra Stackel:

Wasserstein, P.A. is a debt collector. This communication is an attempt to collect a debt and any information obtained as a result of this letter or further communications with this office will be used for the purpose of collection of a debt.

Wasserstein, P.A. represents Wycliffe Golf and Country Club Homeowners' Association, Inc. (the "Association"). This letter is to inform you a Claim of Lien has been filed against your property because you have not paid the assessments identified above to the Association. The Association intends to foreclose the lien and collect the unpaid amount within 45 days of this letter being provided to you.

You owe the interest accruing from February 2024 to the present. As of the date of this letter, the total amount due with interest is \$36,159.09. All costs of any action and interest from this day forward will also be charged to your account.

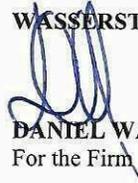
Any questions concerning this matter should be directed to Daniel Wasserstein, Esq., 301 Yamato Road, Suite 2199, Boca Raton, Florida 33431 (561) 288-3999.

Enclosed please find a copy of the Claim of Lien that was sent to be recorded against the above referenced property as a result of your failure to pay assessments. The Claim of Lien contains amounts due to the Association as of the date it was signed, and further secures all amounts that may subsequently come due.

**PAYMENT MUST BE MADE BY CASHIER'S CHECK, CERTIFIED CHECK OR
MONEY ORDER MADE PAYABLE TO: "WASSERSTEIN, P.A. TRUST ACCOUNT"**
AND SENT TO THE ABOVE REFERENCED LAW FIRM ADDRESS

Should you have any questions concerning this matter, you may contact the undersigned at the above referenced phone number. Thank you for your prompt attention to this matter.

WASSERSTEIN, P.A.


DANIEL WASSERSTEIN
For the Firm

THIS IS AN ATTEMPT TO COLLECT A DEBT.
ANY AND ALL INFORMATION OBTAINED WILL BE USED FOR THIS PURPOSE.

Wycliffe Golf & Country Club Home Owners' Association
 Member History Account Inquiry
 From: Feb 01/24 to Jan 31/25

01790 - Neil and Sandra Stackel
 10839 Royal Devon Way
 Wellington, FL 33449

Ref. Id / Tr. Date	Description	Charge	Other Charges	Amount
699419	2/6/2024 Grille Room	\$18.00	\$1.26	\$19.26
701794	2/10/2024 Lifestyle	\$25.00	\$0.00	\$25.00
703402	2/13/2024 Grille Room	\$14.00	\$0.98	\$14.98
705419	2/16/2024 The Cliffe	\$40.35	\$2.83	\$43.18
706996	2/19/2024 The Cliffe	\$12.00	\$0.84	\$12.84
708853	2/22/2024 Grille Room	\$22.00	\$1.54	\$23.54
709645	2/23/2024 The Cliffe	\$13.00	\$0.91	\$13.91
709396	2/23/2024 Lifestyle	\$25.00	\$0.00	\$25.00
710485	2/24/2024 Grille Room	\$61.00	\$4.27	\$65.27
710377	2/24/2024 Pavilion	\$16.00	\$1.12	\$17.12
712842	2/29/2024 The Cliffe	\$5.00	\$0.35	\$5.35
282296	2/29/2024 2024 Trail Fees	\$195.00	\$0.00	\$195.00
281894	2/29/2024 2024 Platinum Dues	\$1,998.40	\$0.00	\$1,998.40
281682	2/29/2024 2024 Platinum Capital Reserve Fee	\$219.80	\$0.00	\$219.80
278945	2/29/2024 Dining Service Charge Family	\$111.00	\$7.77	\$118.77
278944	2/29/2024 Platinum Renovation Charge	\$127.00	\$0.00	\$127.00
138453	2/29/2024 2nd Quarter Homeowners' Association	\$1,176.00	\$0.00	\$1,176.00
8420	2/29/2024 Late Charge	\$49.00	\$0.00	\$49.00
713449	3/1/2024 The Cliffe	\$16.00	\$1.12	\$17.12
713333	3/1/2024 Golf Shop	\$11.00	\$0.77	\$11.77
715000	3/5/2024 Grille Room	\$1.00	\$0.07	\$1.07
715974	3/7/2024 Golf Shop	\$144.00	\$10.08	\$154.08
716849	3/8/2024 The Cliffe	\$36.00	\$2.52	\$38.52
716670	3/8/2024 Lifestyle	\$71.00	\$0.00	\$71.00
139337	3/9/2024 2/26 Wycliffe Charities - Orchid Sale	\$25.00	\$0.00	\$25.00
720447	3/15/2024 The Cliffe	\$14.00	\$0.98	\$14.98
720261	3/15/2024 Grille Room	\$28.00	\$1.96	\$29.96
724446	3/22/2024 The Cliffe	\$39.00	\$2.73	\$41.73
724165	3/22/2024 Lifestyle	\$25.00	\$0.00	\$25.00
725767	3/25/2024 The Cliffe	\$5.00	\$0.35	\$5.35
725471	3/25/2024 Grille Room	\$1.00	\$0.07	\$1.07
727399	3/28/2024 The Cliffe	\$9.00	\$0.63	\$9.63
286720	3/31/2024 2024 Trail Fees	\$195.00	\$0.00	\$195.00
286318	3/31/2024 2024 Platinum Dues	\$1,998.40	\$0.00	\$1,998.40
286106	3/31/2024 2024 Platinum Capital Reserve Fee	\$219.80	\$0.00	\$219.80
283369	3/31/2024 Dining Service Charge Family	\$111.00	\$7.77	\$118.77
283368	3/31/2024 Platinum Renovation Charge	\$127.00	\$0.00	\$127.00
8495	3/31/2024 Late Charge	\$44.60	\$0.00	\$44.60
730183	4/3/2024 Grille Room	\$1.00	\$0.07	\$1.07
730826	4/4/2024 Grille Room	\$28.00	\$1.96	\$29.96
731695	4/5/2024 The Cliffe	\$36.00	\$2.52	\$38.52
731473	4/5/2024 Lifestyle	\$71.00	\$0.00	\$71.00
734564	4/11/2024 Grille Room	\$28.00	\$1.96	\$29.96
736003	4/12/2024 Watermark	\$11.00	\$0.77	\$11.77
735456	4/12/2024 Watermark	\$9.50	\$0.67	\$10.17
735314	4/12/2024 Watermark	\$528.00	\$36.96	\$564.96
140648	4/16/2024 Late Fee	\$25.00	\$0.00	\$25.00
738125	4/18/2024 Grille Room	\$14.00	\$0.98	\$14.98
738605	4/19/2024 Lifestyle	\$25.00	\$0.00	\$25.00

Wycliffe Golf & Country Club Home Owners' Association
 Member History Account Inquiry
 From: Feb 01/24 to Jan 31/25

01790 - Neil and Sandra Stackel
 10839 Royal Devon Way
 Wellington, FL 33449

Ref. Id / Tr Date	Description	Charge	Other Charges	Amount
739709	4/21/2024 Grille Room	\$78.00	\$5.46	\$83.46
739941	4/22/2024 Watermark	\$72.00	\$5.04	\$77.04
741984	4/26/2024 The Cliffe	\$7.00	\$0.49	\$7.49
741930	4/26/2024 The Cliffe	\$19.00	\$1.33	\$20.33
743574	4/30/2024 Grille Room	\$40.00	\$2.80	\$42.80
743505	4/30/2024 The Cliffe	\$14.00	\$0.98	\$14.98
291132	4/30/2024 2024 Trail Fees	\$195.00	\$0.00	\$195.00
290731	4/30/2024 2024 Platinum Dues	\$1,998.40	\$0.00	\$1,998.40
290521	4/30/2024 2024 Platinum Capital Reserve Fee	\$219.80	\$0.00	\$219.80
287785	4/30/2024 Dining Service Charge Family	\$111.00	\$7.77	\$118.77
287784	4/30/2024 Platinum Renovation Charge	\$127.00	\$0.00	\$127.00
8558	4/30/2024 Late Charge	\$91.85	\$0.00	\$91.85
744863	5/3/2024 Lifestyle	\$71.00	\$0.00	\$71.00
746514	5/8/2024 Grille Room	\$2.00	\$0.14	\$2.14
746467	5/8/2024 Golf Shop	\$158.00	\$11.06	\$169.06
746955	5/9/2024 Grille Room	\$1.00	\$0.07	\$1.07
748449	5/13/2024 Golf Shop	(\$158.00)	(\$11.06)	(\$169.06)
141056	5/14/2024 4/12 Adj overcharge on closing event	(\$352.00)	(\$24.64)	(\$376.64)
295554	5/31/2024 2024 Trail Fees	\$195.00	\$0.00	\$195.00
295154	5/31/2024 2024 Platinum Dues	\$1,998.40	\$0.00	\$1,998.40
294945	5/31/2024 2024 Platinum Capital Reserve Fee	\$219.80	\$0.00	\$219.80
292203	5/31/2024 Dining Service Charge Family	\$111.00	\$7.77	\$118.77
292202	5/31/2024 Platinum Renovation Charge	\$127.00	\$0.00	\$127.00
143315	5/31/2024 2024 3rd Quarter Homeowner's Association Maintenance Fee	\$1,176.00	\$0.00	\$1,176.00
106244	5/31/2024 Thank you for payment. 1880	(\$1,201.00)	\$0.00	(\$1,201.00)
8635	5/31/2024 Late Charge	\$140.58	\$0.00	\$140.58
299960	6/27/2024 2024 Trail Fees	\$195.00	\$0.00	\$195.00
299562	6/27/2024 2024 Platinum Dues	\$1,998.40	\$0.00	\$1,998.40
299354	6/27/2024 2024 Platinum Capital Reserve Fee	\$219.80	\$0.00	\$219.80
296622	6/27/2024 Dining Service Charge Family	\$111.00	\$7.77	\$118.77
296621	6/27/2024 Platinum Renovation Charge	\$127.00	\$0.00	\$127.00
8718	6/30/2024 Late Charge	\$186.22	\$0.00	\$186.22
145018	7/16/2024 Late Fee - Quarterly HOA Maintenance Fee	\$25.00	\$0.00	\$25.00
304363	7/31/2024 2024 Trail Fees	\$195.00	\$0.00	\$195.00
303965	7/31/2024 2024 Platinum Dues	\$1,998.40	\$0.00	\$1,998.40
303757	7/31/2024 2024 Platinum Capital Reserve Fee	\$219.80	\$0.00	\$219.80
301021	7/31/2024 Dining Service Charge Family	\$111.00	\$7.77	\$118.77
301020	7/31/2024 Platinum Renovation Charge	\$127.00	\$0.00	\$127.00
8795	7/31/2024 Late Charge	\$228.90	\$0.00	\$228.90
110547	8/29/2024 Thank you for payment. 1893	(\$1,291.00)	\$0.00	(\$1,291.00)
301021	8/31/2024 Dining Service Charge Family	\$111.00	\$7.77	\$118.77
301020	8/31/2024 Platinum Renovation Charge	\$127.00	\$0.00	\$127.00
147730	8/31/2024 4th Quarter HOA Maintenance Fee	\$1,176.00	\$0.00	\$1,176.00
8795	8/31/2024 Late Charge	\$272.22	\$0.00	\$272.22
307433	9/30/2024 Dining Service Charge Family	\$111.00	\$7.77	\$118.77
307432	9/30/2024 Platinum Renovation Charge	\$127.00	\$0.00	\$127.00
8950	9/30/2024 Late Charge	\$279.99	\$0.00	\$279.99
148216	10/16/2024 Late Fee - 4th quarter HOA	\$25.00	\$0.00	\$25.00
309450	10/31/2024 Dining Service Charge Family	\$111.00	\$7.77	\$118.77

Wycliffe Golf & Country Club Home Owners' Association
 Member History Account Inquiry
 From: Feb 01/24 to Jan 31/25

01790 - Nell and Sandra Stackel
 10839 Royal Devon Way
 Wellington, FL 33449

Ref. Id / Tr. Date	Description	Charge	Other Charges	Amount
309449 10/31/2024	Platinum Renovation Charge	\$127.00	\$0.00	\$127.00
9023 10/31/2024	Late Charge	\$287.87	\$0.00	\$287.87
314740 11/30/2024	2025 Platinum Capital Reserve Fee	\$361.35	\$0.00	\$361.35
314014 11/30/2024	2025 Platinum Dues	\$3,284.85	\$450.24	\$3,735.09
311470 11/30/2024	Dining Service Charge Family	\$111.00	\$7.77	\$118.77
311469 11/30/2024	Platinum Renovation Charge	\$127.00	\$0.00	\$127.00
153444 11/30/2024	1st Quarter HOA Maintenance Fee	\$1,265.00	\$0.00	\$1,265.00
9082 11/30/2024	Late Charge	\$295.88	\$0.00	\$295.88
319190 12/31/2024	2025 Platinum Capital Reserve Fee	\$361.35	\$0.00	\$361.35
318477 12/31/2024	2025 Platinum Dues	\$3,284.85	\$0.00	\$3,284.85
315960 12/31/2024	Dining Service Charge Family	\$111.00	\$7.77	\$118.77
315959 12/31/2024	Platinum Renovation Charge	\$127.00	\$0.00	\$127.00
9158 12/31/2024	Late Charge	\$365.45	\$0.00	\$365.45
155420 1/16/2025	1st quarter HOA Late Fee	\$25.00	\$0.00	\$25.00
324675 1/31/2025	2025 Platinum Capital Reserve Fee	\$240.90	\$0.00	\$240.90
323968 1/31/2025	2025 Platinum Dues	\$2,189.90	\$0.00	\$2,189.90
321464 1/31/2025	Dining Service Charge Family	\$111.00	\$7.77	\$118.77
321463 1/31/2025	Platinum Renovation Charge	\$127.00	\$0.00	\$127.00
9238 1/31/2025	Late Charge	\$429.31	\$0.00	\$429.31
				\$34,127.54

INQUIRY TOTALS

Current	1 MTH	2 MTHS	3MTHS	4MTHS+	Total
3,105.88	4,282.42	5,903.09	533.64	20,302.51	34,127.54

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EXHIBIT “D”

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THIS INSTRUMENT PREPARED BY:
Daniel Wasserstein, Esq.
WASSERSTEIN, P.A.
301 Yamato Road, Suite 2199
Boca Raton, Florida 33431

CFN 20250084276
OR BK 35601 PG 1057
RECORDED 3/11/2025 2:08 PM
Palm Beach County, Florida
Joseph Abruzzo, Clerk
Page: 1057 - 1060; (4pgs)

CLAIM OF LIEN

KNOW ALL MEN BY THESE PRESENTS THAT: Wycliffe Golf and Country Club Homeowners' Association, Inc., a Florida not-for-profit corporation, whose mailing address is 4650 Wycliffe Country Club Blvd, Wellington, FL 33449, claims this lien against the following property:

Lot 38A, WYCLIFFE TRACT "I" REPLAT, according to the Plat thereof, recorded in Plat Book 81, Pages 145 thru 148 of the Public Records of Palm Beach County, Florida.

Street Address: **10839 Royal Devon Way, Lake Worth, Florida 33449.**

Record title to such property is currently held by **Neil Stackel and Sandra Stackel.**

The total amount due to the Association is **\$36,159.09**, as follows:

Club Dues, Special Assessments, Fees, Charges, Taxes, Quarterly Maintenance Assessments, and Late Fees, less partial payments applied (see attached ledger) from 2/6/24 through 1/31/25	\$34,127.54
Interest at 18% per year on Quarterly Assessments from 2/29/24 through 2/28/25	\$521.17
Attorney's Fees	\$1,452.50
Cost for Recording Claim of Lien	\$36.10
Postage Costs	\$21.78

This Claim of Lien shall also secure all unpaid assessments, interest, late charges (if any), reasonable costs and attorney's fees that are due and that may accrue subsequent to the recording of this Claim of Lien and before entry of a certificate of title.

The total amount due and owing to the Association as referenced in this Claim of Lien remains outstanding as of February 28, 2025.

Dated this 28th day of February, 2025.

Wycliffe Golf and Country Club Homeowners'
Association, Inc.

By: _____

Daniel Wasserstein, Esq.,
Attorney and Agent of the Association

STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, personally appeared Daniel Wasserstein, Esq., as Attorney and Agent of Wycliffe Golf and Country Club Homeowners' Association, Inc. who is personally known to me, and who acknowledged before me by means of physical presence, this 28th day of February, 2025, that he executed the above Claim of Lien as such Attorney and Agent of said corporation, and that the same is the free act and deed of said corporation.

My Commission Expires:



/s/ _____

Print Name: Patricia Walker
NOTARY PUBLIC, State of Florida

Wycliffe Golf & Country Club Home Owners' Association
 Member History Account Inquiry
 From: Feb 01/24 to Jan 31/25

01790 - Neil and Sandra Stackel
 10839 Royal Devon Way
 Wellington, FL 33449

Ref. Id / Tr	Date	Description	Charge	Other Charges	Amount
699419	2/6/2024	Grille Room	\$18.00	\$1.26	\$19.26
701794	2/10/2024	Lifestyle	\$25.00	\$0.00	\$25.00
703402	2/13/2024	Grille Room	\$14.00	\$0.98	\$14.98
705419	2/16/2024	The Cliffe	\$40.35	\$2.83	\$43.18
706996	2/19/2024	The Cliffe	\$12.00	\$0.84	\$12.84
708853	2/22/2024	Grille Room	\$22.00	\$1.54	\$23.54
709645	2/23/2024	The Cliffe	\$13.00	\$0.91	\$13.91
709396	2/23/2024	Lifestyle	\$25.00	\$0.00	\$25.00
710485	2/24/2024	Grille Room	\$61.00	\$4.27	\$65.27
710377	2/24/2024	Pavilion	\$16.00	\$1.12	\$17.12
712842	2/29/2024	The Cliffe	\$5.00	\$0.35	\$5.35
282296	2/29/2024	2024 Trail Fees	\$195.00	\$0.00	\$195.00
281894	2/29/2024	2024 Platinum Dues	\$1,998.40	\$0.00	\$1,998.40
281682	2/29/2024	2024 Platinum Capital Reserve Fee	\$219.80	\$0.00	\$219.80
278945	2/29/2024	Dining Service Charge Family	\$111.00	\$7.77	\$118.77
278944	2/29/2024	Platinum Renovation Charge	\$127.00	\$0.00	\$127.00
138453	2/29/2024	2nd Quarter Homeowners' Association	\$1,176.00	\$0.00	\$1,176.00
8420	2/29/2024	Late Charge	\$49.00	\$0.00	\$49.00
713449	3/1/2024	The Cliffe	\$16.00	\$1.12	\$17.12
713333	3/1/2024	Golf Shop	\$11.00	\$0.77	\$11.77
715000	3/5/2024	Grille Room	\$1.00	\$0.07	\$1.07
715974	3/7/2024	Golf Shop	\$144.00	\$10.08	\$154.08
716849	3/8/2024	The Cliffe	\$36.00	\$2.52	\$38.52
716670	3/8/2024	Lifestyle	\$71.00	\$0.00	\$71.00
139337	3/9/2024	2/26 Wycliffe Charities - Orchid Sale	\$25.00	\$0.00	\$25.00
720447	3/15/2024	The Cliffe	\$14.00	\$0.98	\$14.98
720261	3/15/2024	Grille Room	\$28.00	\$1.96	\$29.96
724446	3/22/2024	The Cliffe	\$39.00	\$2.73	\$41.73
724165	3/22/2024	Lifestyle	\$25.00	\$0.00	\$25.00
725767	3/25/2024	The Cliffe	\$5.00	\$0.35	\$5.35
725471	3/25/2024	Grille Room	\$1.00	\$0.07	\$1.07
727399	3/28/2024	The Cliffe	\$9.00	\$0.63	\$9.63
286720	3/31/2024	2024 Trail Fees	\$195.00	\$0.00	\$195.00
286318	3/31/2024	2024 Platinum Dues	\$1,998.40	\$0.00	\$1,998.40
286106	3/31/2024	2024 Platinum Capital Reserve Fee	\$219.80	\$0.00	\$219.80
283369	3/31/2024	Dining Service Charge Family	\$111.00	\$7.77	\$118.77
283368	3/31/2024	Platinum Renovation Charge	\$127.00	\$0.00	\$127.00
8495	3/31/2024	Late Charge	\$44.60	\$0.00	\$44.60
730183	4/3/2024	Grille Room	\$1.00	\$0.07	\$1.07
730826	4/4/2024	Grille Room	\$28.00	\$1.96	\$29.96
731695	4/5/2024	The Cliffe	\$36.00	\$2.52	\$38.52
731473	4/5/2024	Lifestyle	\$71.00	\$0.00	\$71.00
734564	4/11/2024	Grille Room	\$28.00	\$1.96	\$29.96
736003	4/12/2024	Watermark	\$11.00	\$0.77	\$11.77
735456	4/12/2024	Watermark	\$9.50	\$0.67	\$10.17
735314	4/12/2024	Watermark	\$528.00	\$36.96	\$564.96
140648	4/16/2024	Late Fee	\$25.00	\$0.00	\$25.00
738125	4/18/2024	Grille Room	\$14.00	\$0.98	\$14.98
738605	4/19/2024	Lifestyle	\$25.00	\$0.00	\$25.00

Wycliffe Golf & Country Club Home Owners' Association
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739941	4/22/2024 Watermark	\$72.00	\$5.04	\$77.04
741984	4/26/2024 The Cliffe	\$7.00	\$0.49	\$7.49
741930	4/26/2024 The Cliffe	\$19.00	\$1.33	\$20.33
743574	4/30/2024 Grille Room	\$40.00	\$2.80	\$42.80
743505	4/30/2024 The Cliffe	\$14.00	\$0.98	\$14.98
291132	4/30/2024 2024 Trail Fees	\$195.00	\$0.00	\$195.00
290731	4/30/2024 2024 Platinum Dues	\$1,998.40	\$0.00	\$1,998.40
290521	4/30/2024 2024 Platinum Capital Reserve Fee	\$219.80	\$0.00	\$219.80
287785	4/30/2024 Dining Service Charge Family	\$111.00	\$7.77	\$118.77
287784	4/30/2024 Platinum Renovation Charge	\$127.00	\$0.00	\$127.00
8558	4/30/2024 Late Charge	\$91.85	\$0.00	\$91.85
744863	5/3/2024 Lifestyle	\$71.00	\$0.00	\$71.00
746514	5/8/2024 Grille Room	\$2.00	\$0.14	\$2.14
746467	5/8/2024 Golf Shop	\$158.00	\$11.06	\$169.06
746955	5/9/2024 Grille Room	\$1.00	\$0.07	\$1.07
748449	5/13/2024 Golf Shop	(\$158.00)	(\$11.06)	(\$169.06)
141056	5/14/2024 4/12 Adj overcharge on closing event	(\$352.00)	(\$24.64)	(\$376.64)
295554	5/31/2024 2024 Trail Fees	\$195.00	\$0.00	\$195.00
295154	5/31/2024 2024 Platinum Dues	\$1,998.40	\$0.00	\$1,998.40
294945	5/31/2024 2024 Platinum Capital Reserve Fee	\$219.80	\$0.00	\$219.80
292203	5/31/2024 Dining Service Charge Family	\$111.00	\$7.77	\$118.77
292202	5/31/2024 Platinum Renovation Charge	\$127.00	\$0.00	\$127.00
143315	5/31/2024 2024 3rd Quarter Homeowner's Association Maintenance Fee	\$1,176.00	\$0.00	\$1,176.00
106244	5/31/2024 Thank you for payment. 1880	(\$1,201.00)	\$0.00	(\$1,201.00)
8635	5/31/2024 Late Charge	\$140.58	\$0.00	\$140.58
299960	6/27/2024 2024 Trail Fees	\$195.00	\$0.00	\$195.00
299562	6/27/2024 2024 Platinum Dues	\$1,998.40	\$0.00	\$1,998.40
299354	6/27/2024 2024 Platinum Capital Reserve Fee	\$219.80	\$0.00	\$219.80
296622	6/27/2024 Dining Service Charge Family	\$111.00	\$7.77	\$118.77
296621	6/27/2024 Platinum Renovation Charge	\$127.00	\$0.00	\$127.00
8718	6/30/2024 Late Charge	\$186.22	\$0.00	\$186.22
145018	7/16/2024 Late Fee - Quarterly HOA Maintenance Fee	\$25.00	\$0.00	\$25.00
304363	7/31/2024 2024 Trail Fees	\$195.00	\$0.00	\$195.00
303965	7/31/2024 2024 Platinum Dues	\$1,998.40	\$0.00	\$1,998.40
303757	7/31/2024 2024 Platinum Capital Reserve Fee	\$219.80	\$0.00	\$219.80
301021	7/31/2024 Dining Service Charge Family	\$111.00	\$7.77	\$118.77
301020	7/31/2024 Platinum Renovation Charge	\$127.00	\$0.00	\$127.00
8795	7/31/2024 Late Charge	\$228.90	\$0.00	\$228.90
110547	8/29/2024 Thank you for payment. 1893	(\$1,291.00)	\$0.00	(\$1,291.00)
301021	8/31/2024 Dining Service Charge Family	\$111.00	\$7.77	\$118.77
301020	8/31/2024 Platinum Renovation Charge	\$127.00	\$0.00	\$127.00
147730	8/31/2024 4th Quarter HOA Maintenance Fee	\$1,176.00	\$0.00	\$1,176.00
8795	8/31/2024 Late Charge	\$272.22	\$0.00	\$272.22
307433	9/30/2024 Dining Service Charge Family	\$111.00	\$7.77	\$118.77
307432	9/30/2024 Platinum Renovation Charge	\$127.00	\$0.00	\$127.00
8950	9/30/2024 Late Charge	\$279.99	\$0.00	\$279.99
148216	10/16/2024 Late Fee - 4th quarter HOA	\$25.00	\$0.00	\$25.00
309450	10/31/2024 Dining Service Charge Family	\$111.00	\$7.77	\$118.77

Wycliffe Golf & Country Club Home Owners' Association
 Member History Account Inquiry
 From: Feb 01/24 to Jan 31/25

01790 - Neil and Sandra Stackel
 10839 Royal Devon Way
 Wellington, FL 33449

Ref. Id / Tr: Date	Description	Charge	Other Charges	Amount
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314014 11/30/2024	2025 Platinum Dues	\$3,284.85	\$450.24	\$3,735.09
311470 11/30/2024	Dining Service Charge Family	\$111.00	\$7.77	\$118.77
311469 11/30/2024	Platinum Renovation Charge	\$127.00	\$0.00	\$127.00
153444 11/30/2024	1st Quarter HOA Maintenance Fee	\$1,265.00	\$0.00	\$1,265.00
9082 11/30/2024	Late Charge	\$295.88	\$0.00	\$295.88
319190 12/31/2024	2025 Platinum Capital Reserve Fee	\$361.35	\$0.00	\$361.35
318477 12/31/2024	2025 Platinum Dues	\$3,284.85	\$0.00	\$3,284.85
315960 12/31/2024	Dining Service Charge Family	\$111.00	\$7.77	\$118.77
315959 12/31/2024	Platinum Renovation Charge	\$127.00	\$0.00	\$127.00
9158 12/31/2024	Late Charge	\$365.45	\$0.00	\$365.45
155420 1/16/2025	1st quarter HOA Late Fee	\$25.00	\$0.00	\$25.00
324675 1/31/2025	2025 Platinum Capital Reserve Fee	\$240.90	\$0.00	\$240.90
323968 1/31/2025	2025 Platinum Dues	\$2,189.90	\$0.00	\$2,189.90
321464 1/31/2025	Dining Service Charge Family	\$111.00	\$7.77	\$118.77
321463 1/31/2025	Platinum Renovation Charge	\$127.00	\$0.00	\$127.00
9238 1/31/2025	Late Charge	\$429.31	\$0.00	\$429.31
				\$34,127.54

INQUIRY TOTALS

Current	1 MTH	2 MTHS	3MTHS	4MTHS+	Total
3,105.88	4,282.42	5,903.09	533.64	20,302.51	34,127.54

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