

## Minutes of the CVE Master Management Company, Inc. Board Meeting December 19, 2024

Board President, Eli Okun, called to order the open meeting of the elected volunteer Board of Directors of CVE Master Management Company Co., Inc. at 9:30 AM.

A sign-up sheet is available in the back of the room for those interested in speaking at Open Mic. Online Zoom participants may raise their hand at the end of the meeting to be called on or sign-up in chat. Each speaker will have a 3-minute time limit to address the Board.

### **Roll Call:**

**Present** - Eli Okun, Michael Routburg, Les Gerson, Barry Warhoftig, Joe Roboz, Amy Conner

**Remote** – Jeff Kohn, Paul Bourque

Following the Pledge of Allegiance, a moment of silence was held for those who gave their lives in service to preserve our democracy.

### **Meeting Minutes:**

(09:31:45 a.m.)

**The Board unanimously approved the Minutes of the November 21, 2024, MM Board Meeting as presented.**

### **President's Report - Eli Okun:**

(09:32:12 a.m.)

#### 1) Main Guardhouse Update -

Eli provided clarification on the Main Gate construction, announcing Butters Construction & Development was hired and will begin working on the new gatehouse the week of January 13<sup>th</sup>, with the estimated completion time of 5 to 6 months. During this period, the gate will be closed to all inbound and outbound traffic with the exception of emergency vehicles. Our priority is to complete this project as smoothly and efficiently as possible. Starting the project after the season poses increased weather disruptions, as well as traffic congestion at the East and West Gates, due to the SW 10<sup>th</sup> Street Connector Project, which is due to begin. To minimize disruption and maintain efficiency, additional security guards will be added equipped with handheld tablets to expedite processing at the gates. The East Gate will remain open 24/7, and the Plaza Gate hours will be extended 6:30 a.m. to 8:00 p.m. so vehicles can exit through the front. MM will closely monitor the situation and make adjustments as needed. Upon completion, security will be more efficient and the beauty of our community will be enhanced. Eli appreciated everyone's cooperation in advance and turned the meeting over to Val Smikle, Executive Director, for additional information.

Val noted that 12% of the community, according to online discussions and blogs, considered the Main Gate construction as disruptive. He said the Main Gate construction was necessary. Both the community and the Gate are 50 years old and has experienced issues and the gatehouse has been damaged by buses several times. When the Village was built in 1974 it was a much smaller Community of 8,000 people and has grown over the last 30-40 years, with a significant increase in the past 10 years to over 17,000 and many multi-vehicle residences, along with multiple vendors entering daily. The Board decided 10 years ago to renovate the gates, prioritizing the East and West gates due to their single inbound lane, while the Main Gate already had two dedicated inbound lanes. Val advised they worked for the past 6 to 7 years to correct that. The hardship when everybody who should be crying about construction should have been over the West Gate, when it was shut down and not the Main Gate.

The Main Gate handles less than 30% of the traffic entering the community. Seventy percent (70%) of traffic enters via the West Gate, and Val speaks from 10 years of experience here. He enters the Village just like everyone else and enters multiple times per day. He knows what's empty and what's not. He reiterated 70% of the traffic comes from the West Gate. Yes, with the Main Gate closed, other gates will experience more traffic, adding about 5 minutes longer to enter the community, that's all. He will have to suffer just like the residents for 5 months. The Main Gate is unsafe and must be removed for safety reasons. Val is now making it public record; it has to come down. He asked for residents to understand they are doing the best for the community. If it were up to him it would have come down years ago and guards would be working out of a trailer. He said he prayed for a hurricane cause once a hurricane comes then this discussion we are having today we would not be having; the guardhouse would have blown away.

Val said there is no better time than right away. Val said if he had the permit tomorrow, it would be down, but he doesn't have the permit due to delays in permits, contract negotiations, labor, planning and zoning, building codes, and pandemic related issues that created setbacks. Val said rest assured the community's best interests are being prioritized and efforts are being made to reduce costs. He said the process with the permit goes as follows. It started with CVEMM hiring an architect to get the design. Once CVEMM has the design, they turn around and hire a contractor, then once the contractor is hired, the contractor says we want to charge you for this and that. To save the community money, CVEMM took it upon themselves to hire the engineer and team. CVEMM did all that, and Val said we hired an engineer at the time that was incompetent and we did not know he was outsourcing his work, which caused a delay. The next delay was the City's Planning & Zoning department and the way that they operate their system, and then there was a pandemic. The Planning & Zoning piece of it is if we were knocking down the building and putting it back in the same place, then it would have been a much easier task to put a new building back in the same footprint. Because we are moving the gate significantly further in to help alleviate the traffic that will sit on Hillsboro which the City, BSO – everyone always complains about our traffic always sitting on the main throughways blocking traffic, which Val has to give kudos to the guards who have improved significantly in helping to alleviate that traffic. Traffic doesn't sit on Hillsboro longer than 5 minutes, again, he has been here 10 years and has experienced all the gates and speaks from experience and thorough knowledge on this.

The Village only has peak traffic times from 7:00 a.m. to 10:00 a.m. and 4:00 p.m. to 7:00 p.m. This is when you have your traffic overloads inbound at the gates. Outbound there is only a significant issue at Military Trail, where drivers often try to merge 3 lanes instead of using the 1 significant right-turn lane. Again, speaking from experience Val is trying to share what he sees daily.

Val is also aware the GPS systems were routing drivers to the West Drive entrance. Efforts to reach out to Google and other navigation platforms are ongoing to ensure all gates in and out of the Village are included.

Val said again, we are walking you through the process. We've hired Butter's Construction, the contractor for the Main Gate, and significantly moved forward in our process, and they are confident they will be able to start January 13, and they will have the permit in-hand. Every year there are significant building codes that we always comply with. Those codes are being responded to and that is where we are at in the process. Val emphasized that MM is prioritizing the community's best interests and that he is speaking from the heart with no script, and requested patience and understanding on where we stand. He said he will answer questions during Open Mic. If he missed something, he will make sure to reiterate that. He said the Security Team will come up to tell a little about what they are working to do towards the plan for the Gates. He plans to have advertising out for the public and again, remember when he says this; 70% of the Village traffic always enters from the West Gate. We have had problems for 10 plus years with traffic with that gate.

Eli concluded the President's Comments and wished everybody a Merry Christmas, a Happy Hanukkah, and a very Happy New Year. Eli introduced the Vice Mayor of Deerfield Beach, Todd Drosky, who wished to address residents and the Board for a few minutes.

- 2) City of Deerfield Beach Update w/ Guest Speaker Todd Drosky -  
District 4 Commissioner & Vice Mayor
  - a. Monarch Hill -

(09:42:24 a.m.)

Todd wanted to thank the Board, in particular, Eli, for inviting him to address the residents and Board this morning with an update with respect to the City.

Todd wanted to bring everyone up-to-speed on 2 subjects that are very critical to CVE. One is Monarch Hill (Mount Trashmore) which is going to go before the county on January 28<sup>th</sup>. Todd asked residents if they were aware of what is happening. Waste Management is proposing to raise the height of Monarch Hill by 100 feet vertically, from 225 feet to 325 feet, and expand the portion along Green Road horizontally, which used to be the incinerator. For context, 325 feet is taller than the Statue of Liberty, and if approved, this would become the largest landfill in the entire state of Florida in our backyard. This dump was created in the 1950's when there was nothing out here except cow pastures and fields. Since that time, the county has allowed CVE, Waterways, and Independence Bay to be built along SW 10<sup>th</sup> Street in Deerfield Beach, forget about our neighbors in Pompano and Coconut Creek; would they have allowed residential communities to go in around those cities as well. For the county to now consider raising and expanding it is unfair to residents who live here not only from an environmental standpoint, from the smell of an unpleasant odor, to water quality, to traffic; this is not a fit for our back yards. Todd thanked everyone for coming to the last meeting held at the county. He noted a strong turnout helped delay the county's decision, but they may try to push the proposal through with fewer people showing up over time (could be construed as meeting fatigue). To avoid this, he strongly urged residents to attend the January 28<sup>th</sup> meeting and voice their opposition to expanding the landfill. Century Village will provide bus transportation, and the City will have a bus, as well. He noted County Commissioner, Mark Bogan, was against this expansion, as well. In addition to attending the meeting, he suggested residents to send emails and letters to all 9 County Commissioners, especially those who may be in favor of the expansion, to make it clear that Deerfield is opposed to the plan.

b. SW 10th Street Connector Project -

The project is progressing, though there has been a brief delay due to a bid protest to the selected contractor. Once resolved, construction will begin, starting with light work at first and heavier construction later. Work will begin at I-95 and move westward, with Century Village East and other areas like Waterways and Independence Bay seeing less disruption initially. FDOT has been decent partners, and although there was initial opposition, political support for the project has shifted. Construction projects in Broward County are approved by the Broward Metropolitan Planning Organization (MPO), consisting of 1 member from all 31 cities in Broward County. While Deerfield will be against it, Coconut Creek, Parkland, Lighthouse Point, and Pompano Beach, you can see it is only 5 cities of 31 against it. Other sister cities are in favor of the SW 10th Street Project; Prior negotiations with FDOT have secured better outcomes for Deerfield Beach, such as stopping a flyover along SW 10<sup>th</sup> Street that would affect Century Village, but issues like who will pay for aesthetics and landscaping maintenance going forward for that mile and a half stretch are still being discussed, as Deerfield Beach has a small budget; FDOT wants the City of Deerfield Beach to pay for this. The utility relocation and minor construction will be happening soon on the Village side of SW 10th Street, to the North and South side. This is not expected to disrupt traffic substantially, but major construction is expected to begin in April of 2025 and possibly later.

Todd wanted to mention the permit for the Main Gate. There is a Commissioner from Century Village East and Todd, himself, so if there are any issues in delays in permits, please call the Commissioner or Todd. They will be more than happy to push that through and move it along. Please use them as a resource.

Following Member inquiry, Todd clarified that the Village's garbage goes to Kissimmee, and not Monarch Hill, though many other cities use it for their garbage; so for Deerfield Beach, if the landfill capacity is increased it would not raise rates not once. Todd dismissed Waste Management's, a \$7 billion corporation, claims about needing to ship garbage elsewhere as a scare tactic, stating that the company has the resources to find a solution without passing costs on to Deerfield Beach, which won't face rate hikes. The only impact would be having to deal with it, including the smell and appearance and having to deal with it.

Following member inquiry, Todd advised Waste Management is active in lobbying and has donated to several county Commissioners, including his own campaign, initially.

However, such donations don't disqualify Commissioners from voting on related issues unless there is a direct economic benefit to themselves, such as employment by Waste Management or financial gain for a spouse. Since no direct financial benefit exists in the case, their donation does not violate any rules.

Michael emphasized the importance of people attending and showing up in numbers. You must register electronically in advance to speak, there will be people there to assist with the process.

Todd shared a story about the challenges, mentioning Waste Management offering \$7 million to Coconut Creek to gain support for a dump expansion at the November meeting, which he, Mayor Ganz, and others that attended the meeting with short notice on Veteran's Day, to argue against it. Their efforts led to the proposal being voted down 5-0, and Coconut Creek remains an ally to Deerfield Beach. He stressed the importance of attending the January 28th meeting, noting that the specific time will be shared once available. As Commissioner of District 4, he included details about the issue and contact information for all 9 Commissioners in his weekly newsletter, which will be shared with Eli for distribution and posting on the website and CVE Insider so residents can contact Commissioners if they cannot attend.

In response to Member inquiry, Todd confirmed the upcoming meeting is on January 28th, and highlighted the need for City leadership's participation and help to promote the event and increase advertising. Donna Capobianco strongly requested the Commissioner or some City leader attend the COOCVE meeting on Tuesday, January 21st, at 9:30 a.m. on Zoom in support of the community and not leave it solely to the residents. She stated all the major meetings are publicized in the Village newspaper and invitations are sent to the Commissioner, etc. Regarding the cost of transporting garbage to Kissimmee (rather than using Monarch Hill), Todd advised the cost would go up if they used the local landfill across the street (Monarch Hill). She requested proof of this and suggested sharing the cost with the public, as it is a big factor and many are not familiar with the process. He said when the garbage proposal was out for bid Waste Management's bid was substantially higher than the current vendor, and will share the information. Donna thanked MM for organizing a bus, though only 15 people attended, but stressed the need for better advertising and City involvement, recalling how the City used to take the lead in promoting such events where hundreds turned out. He did note all 4 Commissioners attended the last meeting and do take it very seriously. He will look into better promoting through the City. (Refer to video at Time Stamp for full discussion.) Todd wished a Merry Christmas, Happy Hanukkah, and advised he will be attendance at the December 26th ceremony.

**Treasurer's Report - Barry Warhoftig:**

**(10:02:04 a.m.)**

1) Financial Report – November 2024

For the period ending 11-30-2024, the Revenue was \$1,451,728 and Expenses were \$1,518,551. The Net Expenses exceeded Revenue by \$66,824. YTD Revenue was \$16,278,806 and YTD Expenses were \$15,005,471. The YTD Revenue exceeded Expenses by \$1,273,335.

The balance sheet shows Cash on Hand of \$5,665,704. The Assessments Receivable on uncollected items are \$109,604. Total Assets are \$6,992,931 with Total Liabilities of \$2,337,397 and Total Equity of \$4,655,533.

Eli clarified that the \$5 million in the bank is allocated for upcoming projects that are not yet paid for, including the Main Gate, the perimeter wall along Hillsboro Boulevard, and other initiatives. Joe explained that the \$5 million was set aside over the past 3 to 4 years as part of the MM financial plan for planned projects, such as the park and the gate, which were not executed. The money was reserved in advance to avoid the need for large assessments when starting these projects.

Val informed the Executive Director's report will be given after the Transportation and Security Reports to accommodate the guest speakers.

**Transdev - General Manager - Craig Garcia w/ Guest Speaker Regional V.P., Derrick Breun:**

**(10:05:20 a.m.)**

Craig wished everybody happy holidays and welcomed back the seasonal Residents.

- 1) Transportation Report -
  - a. Bus Schedule -

If your Bus Schedule does not list the date of 9/24 at the bottom, it is outdated and should be discarded. New schedules are available on the bus, from Craig, by security at the Clubhouse, or the MM office and online at [centuryvillageeast.com](http://centuryvillageeast.com).

b. Holiday Bus Schedule -

A holiday schedule has been announced on the buses, with further details to be shared in the upcoming newsletter. On Christmas Day, buses will operate from 8:30 a.m. to 5:30 p.m. departing the Clubhouse every hour on the hour, instead of the usual half-hour intervals. Only one bus will serve the east and west sides due to store closures, and 3 buses will operate inside to get you where you need to go.

c. Bus Tracker App -

Use the bus tracker app to determine the bus's proximity to your location. Craig has a meeting scheduled with Passio Technologies tomorrow to identify the issue causing the app to freeze intermittently when plugged in. If necessary, new trackers will be installed in the buses. The goal is to ensure all the buses are tracked consistently and on every route 100% of the time.

d. Transportation Office Relocation -

Craig's office will move next door to the old Security office.

e. Bus Maintenance -

Craig informed technicians were working to rectify bus issues, particularly the suspension system over the past several months. Transdev hired a highly skilled county technician to lead the shop team. They're hiring 2 more technicians and receiving support from the fleet service team and Ford to assist. One bus was picked up from Ford yesterday and the newer bus will be picked up tomorrow to put back in service.

Guest Speaker - Derrick Breun, Sr. Vice President -

Transdev acquired First Transit at the end of the first quarter last year. With 20 years at Transdev and 26 years in the transit industry, Derrick noted the ongoing maintenance challenges. The fleet includes 9 units, the 2 older 2014 units will be discussed with Val. There are also a number of 2022 Ford-built units, but the market for these vehicles is limited, and nationwide engine issues have plagued the Ford units. To address these challenges, Pete Barnes, his former Regional Maintenance Director, was brought in, along with other regional staff to provide additional support until the issue is resolved.

In response to Member inquiry, Derrick advised all the steps should be in place within 45 days. Four units are complete, and the rest will be finished within 45 days. Derrick emphasized their focus on improving fleet maintenance over the next 4 years, tracking failures and mileage to prevent issues less than every 13,000 miles. The nationwide company has extensive resources to support Craig and the Village's bus services. Temporary vehicles are available to maintain a full fleet, ensuring 7 units are always on the road. Derrick expressed gratitude for the opportunity to serve the community. Per Member inquiry, Craig advised the van would not be in service, however the normal bus will be operating on the Express route, except on Christmas Day as the Express route will not run on Christmas Day. Craig advised planning ahead and finish shopping before Christmas, as many stores such as Target, Walmart, and Publix will be closed due to online shopping. The bus might stop at J & J Market if it is open, pending confirmation. Val mentioned MM would follow up with an email blast informing the community of the holiday bus schedule for Christmas Day. (Refer to video at Time Stamp for full discussion.)

**Allied Universal Security – Security Director – Christopher Kelley:**

**(10:14:40 a.m.)**

1) Security Staff Introductions -

Chris introduced the Allied Universal Senior Leadership Team that are important to him and the company: Carmen, Director of Operations (Chris' immediate Supervisor), David, General Manager, Ft. Lauderdale Office, Edward Rodriguez, Regional Vice President-Residential, and Robb Chambers, Regional Vice President.

He emphasized their long tenure in the industry, including Chris's 40 plus years' experience. Rob spoke and expressed gratitude for the last 5 years' partnership with Century Village East and looked forward to expanding the relationship. He assured the Board and Val that he was committed to providing all necessary resources available during the construction project.

He highlighted Allied Universal Security is the largest security provider in the world. Rob introduced Ed, a VP of Residential with extensive experience, who will meet with Chris and Val to share the recent security analysis and discuss recommendations and meet daily to work on security plans. Ed offered an overview of his professional experience. He discussed challenges like traffic delays caused by a guest refusing to move which could worsen when the Main Gate is closed. He outlined an action plan with Chris and Val, and additional resources from Allied will be available at no extra cost. There is technology available that will be very beneficial to the community. He mentioned that Val authorized the guards to use iPads to speed up the check-in process, however, they require cellular capability to function properly, which is currently being addressed with vendor TEM. While the timing of gate construction is not ideal, delaying until summer could cause further delays. Ed urged residents to add guests and vendors to the visitor list in advance to avoid traffic backups and reaffirmed the company's commitment to supporting the project and ensuring smooth access.

(Refer to video at Time Stamp for full discussion.)

- 2) Village Security Report (10:23:45 a.m.)
- a. Pedestrian Safety -  
Drivers are urged to stop at pedestrian crosswalks when pedestrians are crossing, even if they are crossing in the middle of the road. Remember, pedestrians have the right of way.
  - b. BSO Report -  
In November BSO issued 20 citations for failing to stop at a stop sign; 1 for driving on a suspended license with knowledge; 1 for operating a vehicle without proof of insurance; 1 for expired vehicle registration for over 6 months; 1 for operating a vehicle in an unsafe and improper manner; and 1 driving while license suspended, first offense.
  - c. CVE ID -  
Please remember to carry your CVE ID with you for security verification, as it contains important details like your photo and address. Guards cannot access your phone for verification so keep your ID easily accessible, and suggested using a lanyard. This helps speed up processing for you and your guests, especially if there's technological issues with the barcode scanner. A valid driver's license is required to drive on Century Village property.

Eli expressed appreciation to Chris for explaining the measures being taken to maintain traffic flow during construction.

**Executive Director's Report - Vallen Smikle:**

**(10:25:52 a.m.)**

- 1) Comcast Update -  
Val was pleased to announce that Comcast, recognizing the community's significant growth, will open an on-site store in February of 2025 at the MM building, 3501 West Drive, Suite D. The store will be open Monday to Friday, from 8:00 a.m. to 5:00 p.m. to service the residents of this community, offering tech support, equipment, and appointment scheduling at no extra cost. This is a significant improvement for the community. The "Tech to You" events at the Clubhouse will end in February. Comcast will operate at this location on a trial basis for 1 year, with a year-to-year lease. Val expressed hope that everyone would appreciate this new addition.

Val will obtain a phone number for Comcast when they open in February.

- 2) CVE Master Management Projects Update - (10:27:46 a.m.)
- a. Pickleball Courts -  
Val was happy to report the Tilford pickleball courts, which have been under maintenance since December 9th, was delayed due to recent heavy rain but is now set to reopen this Saturday. The Tilford pickleball court has been fully resurfaced, with only line painting and net installation left to be completed tomorrow. If weather permits, the court will be ready for play on Saturday. The Tilford tennis courts were resurfaced last year and the newly added pickleball court, are expected to last another 5 years.  
(Refer to video at timestamp for display.)
  - b. SW 10<sup>th</sup> Street Project - (10:28:42 a.m.)  
Val met with FDOT, the City, and FPL on December 12th, and the SW 10th Street Connector project is moving forward.

A contractor has been selected to build the perimeter wall along SW 10th Street, from Newport Q to Farnham Q, covering about 4,800 linear feet. The contractor plans to start surveys in February and aims to begin construction in November next year, starting from Farnham Q to Farnham K along Military Trail. This section will have an 8-foot wall, similar to the one on Military Trail, and from Farnham K to Newport Q, a 22-foot wall will be built. The entire project is expected to take a year to complete. The work will occur on both sides of SW 10th Street simultaneously, with one section running from Military Trail to just before the Quiet Waters business area, and the other from Powerline Road to Walmart, where a 22-foot wall will be constructed. Vegetation will be relocated, and any that can be moved within Century Village will be maintained by MM to improve the appearance of the wall. Additionally, a down ramp will be added from Farnham K to Farnham Q, with a 14-foot wall and a 10-foot gap between Century Village's 8-foot wall for maintenance access. Building this wall for the community will save MM from the \$928,000 cost of constructing a separate wall due to inflation. There will be a gap of 244 feet for a month at the SW 24th Street light while AT&T fiber lines are relocated. MM will place a fence in that area for safety. Contractors will be conducting surveys in the Newport and SW 10th Street areas. FPL has begun moving transmission poles outside the village. The City will replace 34 current street lights with LED lights to enhance visibility, as the wall will cast considerable shade, requiring extra lighting.

Michael stated that a walkway will be added on Military Trail from the village exit to SW 10th Street starting in November, along with the relocation of AT&T lines. A connector will also be built behind Farnham Q to link to the new sidewalk, providing a safe route to Walmart. The area will be secured with camera monitoring and badge access in and out to ensure community safety.

c. CVE Central Park -

**(10:34:00 a.m.)**

Central Park Parcel 4 is moving forward after Broward County approved the soil management plan. Construction is scheduled to begin in February 2025, with expected completion by next winter, which will bring a lot of activity to the area. The 15-acre site, which includes approximately 5 acres of water, is located behind the Grantham, Berkshire, and Ashby buildings, will feature a putting green provided by CenClub, walking and biking paths, gazebos, new trees, and beautiful plantings chosen by Project Manager, Denis Barreto, and the landscaping team. Irrigation and pumps are in place, and tunnels for electricity have been installed, though the electrical wiring is still pending. A bridge will be built connecting the Berkshire community onto to the Grantham area, and red brick pathways have already been laid on some of the land. Humana donated \$100,000 for an outdoor fitness center, and the contractor providing the equipment was so impressed by the community that he donated several benches for all to enjoy. Val expressed gratitude for everyone's contribution.

Parcel 2, covering 2 acres, is set to be completed by mid-January and will feature a peaceful meditation and relaxation area. Current work includes adding new trees, and the transformation of the entire 58-acre site is expected to be impressive. The area includes a hill so adding will be added on the elevated space and a fence will be added for safety. A rock waterfall is set to be installed over the weekend, with activation planned in time for the holiday season. Landscaping work is currently underway with irrigation already completed in that area. This is just the beginning of the improvements, and much more is expected. MM anticipates the project to be finished by mid-January, allowing everyone to enjoy the space. However, MM asks that no one walk through the area while work is still ongoing to avoid any accidents. Lighting will be installed for safe walking at night. Beautiful trees are being planted, and a truckload of trees was recently added. Once this section is complete, then will move on to the Berkshire and Grantham areas, followed by the Ventnor and Ellesmere sections. Each area will take about a year to finish, with the entire 60-acre park project expected to be completed by 2028.

Additionally, more fountains will be added throughout the community. A fountain will be installed at the West Gate entrance in January, with 2 more coming to West Drive at the Newport and Prescott areas. MM is also developing a new landscape plan for the community's common areas under MM's control, along with road striping and crosswalks. (Refer to the video at the Time Stamp to view display.)

Val looks forward to seeing everyone at the March Town Hall meeting, where MM will present the Annual Report and highlight the improvements made in 2024. This report will reflect many changes, some of which you may not notice such as the prevention of several sinkholes which MM was particularly proud of. He wished everyone a Happy Hanukkah, Merry Christmas, and Happy New Year.

Joe emphasized that the gate project will be a test of MM's ability to manage and must consider all possible scenarios. He suggested publicizing plans in the January edition of the Reporter, have a bar code and urge Residents to carry their CVE ID cards when they're driving, and to call visitors in advance to reduce wait time and congestion at the gates. He also proposed creating a holding area at the West Gate to manage traffic flow, particularly during peak times; and address the issue of suppliers without passes, especially for Seacrest Management who helps run the Village on a daily basis.

Val thanked Joe for his recommendations and feedback. Elliot informed MM has a free monthly page in the paper, and this month's CVE Reporter was a full-page ad with details on MM's efforts and instructions for Residents on how to improve the gate process, following Val's suggestion. Additionally, at Amy's recommendation, MM has begun emailing instructions to encourage residents to register and use the gate app. These efforts will continue and will also be featured in the Insider that gets mailed out with the gate process as the lead story in the next edition. Joe suggested adding signage before the gates advising residents to have their CVE ID card, and encouraged discussion to share ideas how to speed up the gate entry process and raise awareness. Elliot concurred.

(Refer to the video at the Time Stamp for full discussion.)

**Business:**

(10:48:20 a.m.)

Old - N/A

New - N/A

**Announcement:**

(10:48:26 a.m.)

The next CVE Master Management Public Board Meeting and Election of Board Officers will be held on Thursday, January 23, 2025, at 9:30 a.m. in Activity Center Room A and via Zoom.

**Adjourn:**

(10:48:43 a.m.)

Meeting was adjourned.

(For greater detail, those wishing to hear all comments and discussions are encouraged to view the meeting video in its entirety or by using the time markers above on [www.CenturyVillageEast.com](http://www.CenturyVillageEast.com). Meetings may also be viewed on our Community TV Channel 98.)

Respectfully submitted,



Eli Okun, on behalf of Gene Goldman, Secretary  
President  
CVE Master Management Co., Inc. Board of Directors