



Minutes of the CVE Master Management Company, Inc. Board Meeting September 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. Zoom and chat and we will also call upon you.

Roll Call:

Present - Eli Okun, Les Gerson, Barry Warhoftig, Amy Conner, Jeff Kohn

Remote – Joe Roboz, Paul Bourque

Absent – Michael Routburg

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:

(09:32:22 a.m.)

The Board unanimously approved the Minutes of the September 19, 2024, Board Meeting; the September 19, 2024, Executive Session, the September 26, 2024, Executive Session; the October 31, 2024, Executive Session; and the November 7, 2024, Executive Session as presented.

Eli explained that the large number of Meeting Minutes was due to the October meeting being cancelled due to Hurricane Milton.

Guest Speaker – Howard Sapper, Park Supervisor, Office of Public Safety, Deerfield Beach:

Howard explained the Beach Parking Pass Registration Process that began November 1. Since CVE Residents purchase a large number of parking passes, he wanted to provide Residents with the opportunity to ask questions and receive assistance prior to the start date of January 1, 2025. Howard announced that he and his colleague John would be set up at the Clubhouse from 10:30 a.m. to 2:30 p.m. to help with gathering necessary documents and answer any questions.

Two handouts will be available; 1 that outlines the 2025 parking permit, to include the cost that is \$100.00 for the year of 2025, as well as highlights important changes:

Proof of residency - The CVE ID card will no longer be accepted as proof of residency due to the lack of a date on the card. Proof of residency will consist of a utility bill (FPL or cable) or recent tax bill. The handout also includes office contact information that includes a telephone number and email address.

The 2nd handout lists the 4 specific parking locations and other information. It is important to note the permit is non-transferrable. To obtain a permit, Residents must provide all of the following 3 required items – driver's license, vehicle registration, and proof of residency and all 3 must have the same name listed on the proof of residency – all 3 must match.

Again, Howard and John will be in the Clubhouse today from 10:00 a.m. to 2:30 p.m. at a table in the lobby next to the theatre.

President's Report - Eli Okun:

(09:33:54 a.m.)

1) CVE Master Management Coupon Update 2025 -

The Board will vote on the 2025 Master Management budget during New Business. MM recognizes that most Residents are facing higher monthly costs in their buildings and has worked diligently to reduce the expenses it manages. To keep the 2025 coupon as low as possible, MM decided to delay some smaller projects. Despite increases in security, utilities, transportation, and insurance costs, the monthly coupon for 2025 will only rise by \$4, from \$168 to \$172. The Board has done an excellent job thoroughly reviewing every line item and cutting unnecessary expenses.

2) Utility Boxes -

(09:37:42 a.m.)

The box wrap project consisting of boxes on Century Boulevard and the right-hand turn lane on Military Trail is now complete. Eli expressed gratitude to the Utility Wrap Committee members Caryl Berner, Laura Routburg, and Barbara Gerson, along with MM Project Manager, Denis Barreto, for their excellent work. The results are impressive and contribute to the beautification of the Community.

3) Main Guardhouse Construction Update -

(09:38:10 a.m.)

Eli was pleased to announce the new guardhouse construction at the front gate is expected to start the week of December 9th. During this time, all inbound and outbound traffic will be closed except for emergency vehicles. However, you will still be able to exit through the Plaza Shopping Center between 8:00 a.m. and 8:00 p.m. The project is expected to take about 5 to 6 months. Throughout this period, MM will work diligently to ensure traffic continues to run smoothly in and out of the Village. The East and West gates will remain open 24/7, officers with handheld tablets will be assigned to help expedite the entry process, especially during peak hours. Adjustments will be made as necessary. After waiting years for permit approval, MM is eager to proceed with the project. Further delays would only lead to higher costs, and with the rainy season approaching, it was clear that starting the project now was the best choice.

Eli welcomed everybody back who have recently returned to the Village, and wished a happy and safe Thanksgiving. He stated the financial reports were combined for the months of September and October, as a result of Hurricane Milton.

Treasurer's Report - Barry Warhoftig:

(09:40:08 a.m.)

- 1) Barry welcomed everyone back to Century Village - Treasurers Report (September & October 2024 Combined). For the previous 2 months, the Revenue was \$2,920,032 and Expenses were \$2,921,180. The Net Expenses exceeded Revenue by \$1,148. YTD Revenue was \$14,827,079 and YTD Expenses were \$13,501,950. The YTD Revenue exceeded Expenses by \$1,325,129. The balance sheet shows Cash on Hand of \$5,421,312. The Assessments Receivable on uncollected items are \$104,225. Total Assets are \$6,800,548 with Total Liabilities of \$2,093,221 and Total Equity of \$4,707,327.

Eli pointed out that the available cash seems unusually high, as MM has not yet paid for several newly initiated projects, including the Hillsboro Boulevard wall and the front Main Gate. Once these expenses are paid, the cash reserve will decrease substantially. He said that MM operates on a break-even basis.

Executive Director's Report - Vallen Smikle:

(09:42:16 a.m.)

Val welcomed everyone present and on-line and expressed gratitude for their participation, highlighting the importance of staying informed about Community developments and Village projects.

1) Technology Update -

a. Sinkhole

A sinkhole was discovered a few months ago near the Durham V Association. Immediate action was taken to address the issue, including repairing the pipe that was encroaching on the road, preventing the situation from worsening. Landscaping remediation will happen this week to beautify the area. Val expressed gratitude to Robert Streather for collaborating with the civil engineering vendor, Murphy Construction, to quickly identify and resolve the problem.

While the grassy area isn't frequently walked on, it is a location where some people fish, and had the sinkhole gone unnoticed, it could have caused significant damage. Proactive measures are beneficial for everyone. The Community will continue to be monitored, including camera inspections of drain pipes, to prevent similar issues in the future.

- b. Signage Project - **(09:43:38 a.m.)**

The current project involves improving wayfinding signs and identification markers for the post office, which the signage has not been updated in over 30 years. Many longtime postal employees have retired, and the new staff rely on GPS, so MM is installing clearer markers to help them find buildings and deliver mail more efficiently. The smaller print signs will be replaced with larger letters. Val requested patience as the work is expected to be completed by spring.
- c. Central Park - **(09:44:17 a.m.)**

Work on Parcel 2, located near the Ellesmere and Century Boulevard intersection, is progressing. This area, situated on the route to the office where the bridge connects Ellesmere and the west area, across from the park in the Keswick area, is expected to be completed by the end of December. The project includes pavers, landscaping, lighting, and a fountain, creating a joyful and tranquil space for people to gather and relax. This first phase spans just over an acre and a half.

Next, MM will begin work on Parcel 4 located behind the Grantham, Ashby, and Berkshire areas. This 15-acre project includes several improvements, such as bike and walking paths, and a land bridge connecting Berkshire to the community side with an attached gazebo, providing another excellent gathering space. Additionally, there will be fitness areas and a putting green designed by CenClub. The plans for Parcel 4 will be presented to the city on December 14th, with the aim to complete this phase by the end of next year. It's a wonderful transformation of the former golf course land into a space for new activities and community engagement.
- d. Pickleball - **(09:45:42 a.m.)**

For pickleball players, there 2 courts behind the Le Club Facility--courts 9 and 10 and will be resurfaced from December 9th to 20th. CenClub has arranged for players to use other courts during this 2-week closure. Since the courts were installed in 2019, MM determined it was time for resurfacing to ensure the best experience and value.
- e. Charging Station - **(09:46:23 a.m.)**

Val reminded everyone that an email blast was recently sent out. If you're not signed up for the emails, please reach out to Customer Service to enroll in the Insider, email updates, and alerts. Regarding the recent update about the charging station, Val was happy to announce that it is now operational again. If you have an electric vehicle, feel free to use it. Up to 2 vehicles can charge simultaneously.
- f. Shed **(09:46:50 a.m.)**

Val said MM considered adding a utility shed to protect some of our vehicles from the weather. However, after receiving feedback from several Associations expressing concerns that the shed might be viewed as an eyesore, it was decided not to move forward with that location. He reiterated there would be no shed built in the preserve area.
- g. Community Beautification - **(09:47:38 a.m.)**

A fountain behind Islewood D is currently being repaired and under warranty. It should be operational by the end of the month or the first week of December.
- h. Landscaping -

The maintenance team is actively working on landscaping, aiming to complete all tasks before Thanksgiving. This will ensure that when your guests arrive, they'll be greeted by beautifully landscaped entrances at all 3 gates. Annuals will be planted as part of MM's ongoing efforts to keep the area looking great.
- h. Holiday Lighting - **(09:48:11 a.m.)**

Holiday lighting will also be turned on that week, ensuring the gates are beautifully illuminated for the holiday season.
- i. Pressure Washing - **(09:48:21 a.m.)**

Additionally, the maintenance team will be pressure washing sidewalks, benches, bus shelters, and ADA pads throughout the common areas. MM is committed to not only installing these features but also maintaining them; this work will continue periodically throughout this month and next.

- j. Main Gate Construction - (09:48:38 a.m.)
MM is pleased to announce that construction at the Main Gate will begin the week of December 9th. Notifications will be sent out via email blasts and notification cards advising Residents to use the other gates during this time and advise their guests. Additional personnel will be stationed in those areas to help manage traffic and avoid any delays, so there's no need for concern. MM has successfully handled traffic at the other 2 gates. While entry through the plaza gate into CVE will not be permitted, you can still exit the Community through that gate toward Hillsboro Boulevard without obstruction.

Val reminded everyone that many of the vendors working in the Community are here to help and serve both Residents and their guests. He urged Residents to encourage their guests to treat the vendors with kindness and patience. They are here to enforce policies and keep things running smoothly. Kindly provide your ID to transportation and security when asked.

Transdev - General Manager - Craig Garcia:

(09:51:01 a.m.)

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

Craig pointed out Transdev has driven a total of 288,000 miles in Century Village over the past year without any injuries or damage to CVE property. Only 2 non-preventable accidents were reported, both with no injuries and minimal bus damage. This success is no coincidence. It's the result of trained professionals receiving guidance from Transdev worldwide. The drivers are thoroughly trained to deliver safe service. Safety is the number one goal in all of all of Transdev operations worldwide.
 - b. Seat Belts -

Craig reminded the Residents while seated on the bus to keep their seat belts on at all times. You never know when the driver will start or stop, so remain seated and keep your seat belt fastened while the bus is in motion. Please be cooperative and respectful with the drivers if they ask you to secure your wheelchair or assist you in any way, they are looking out for your safety. It's important to ensure that everything inside the bus is secure, as items can become projectiles if the driver has to stop suddenly. For example, an unsecured walker could fly through the windshield. Work together to ensure everyone's safety during the journey.
 - c. Bus Schedule -

Craig welcomed the seasonal Residents back. He reminded everyone that the bus schedule changed and encouraged them to review the updates that were sent out last month. For any questions regarding changes, Residents were encouraged to contact Craig.
 - d. Express Bus -

The Express Bus service was relaunched and connects directly to Publix by the Deerfield Beach Mall, as well as a stop at JJ Farms off Hillsboro Boulevard, a great place for fresh produce specials and Kosher options, which will run Monday through Friday, 11:00 a.m. to 4:00 p.m. These services are available for everyone to take advantage of. If they are not used, they may be discontinued, something MM aims to prevent. Craig said the support extends beyond Century Village benefiting the surrounding areas and shopping at local establishments who in turn help keep business thriving.
 - e. Bus Maintenance
Beginning Monday morning, Dickinson's Fleet will be with us to manage the maintenance of the buses, from routine preventive care to major repairs such as engine replacements. Unlike when the buses were sent to Ford, their team will now work directly in the shop, assuming full responsibility for maintenance and ensuring the fleet stays operational on a daily basis.
 - f. Identification -

In the past, bus riders were required to have a CVE ID to use the buses. However, starting immediately, a valid driver's license with a photo will also be accepted, as long as it is not expired and reflects your CVE address. Residents are still encouraged to carry their CVE ID. Again, make sure your license is up to date and includes your CVE address, as Canadian or non-Village addresses will not be accepted. Please show respect for the bus drivers and cooperate to help maintain safety in the Community.

For assistance, call Craig at 954-203-1312, available 24/7, or contact CustomerService@ccvedb.com or by calling 954-421-5566. Val also forgot in his greeting/exit to wish everyone a happy Thanksgiving and to enjoy their families at this time of the year.

Allied Universal Security - Security Director – Christopher Kelley:

(09:57:00 a.m.)

- 1) Village Security Report -
 - a. Safety Around the Community -

Always come to a full stop at stop signs and yield to the vehicle on your right if both vehicles arrive simultaneously.
 - b. Bulk Trash -

Bulk trash goes out on Tuesday for Wednesday pickup. Placing bulk trash out after Wednesday's pickup is not only unsightly but may lead to code enforcement being notified, potentially resulting in a violation fine of up to \$500 per day. Security is responsible for monitoring, documenting, and reporting improper trash disposal. Please be considerate and watch out for your neighbors to help maintain the beauty of CVE.
 - c. Bar Codes -

As you approach the gate arms, there are stop signs indicating that vehicles must stop before proceeding. This gives the card readers enough time to scan the barcodes and lift the arm. Please avoid tailgating, as the gate arms are designed for 1 car at a time. Allow the arm to fully rise, come down, as it scans the next barcode. The gates open and close slowly for safety reasons. If the arm does not lift and an officer requests your CVE ID, please provide it. This ID confirms your residency. Chris instructs officers to explain that the CVE ID is like a gold card, granting access to the property and Clubhouse. It's quick and easy for officers to verify, as it includes your photo and address, ensuring fast entry. Please don't be upset when they ask for ID; they are simply doing their job to maintain the safety of the Community.
 - d. BSO Report -

The BSO report for the month of November highlights the importance of stopping at stop signs, as 17 violations were issued last month for not stopping, including one for driving without a license and another for tailgating. Please remember to always carry your driver's license with you.

In response to Member inquiry, Chris explained that the BSO report is a summary of officer reports compiled by the administrator. It does not include a breakdown of how many tickets were issued to Residents and visitors.

Chris wished everyone a Happy Thanksgiving.

Business:

(10:01:16 a.m.)

Old – N/A

New – Motion to approve the 2025 Budget -

Eli moved for the MM Board of Directors to approve the CVE Master Management Company's 2025 Operating Budget of \$18,736,118.78, resulting in a monthly coupon of \$172 per unit. The motion was seconded by Barry Warhoftig. The motion passed unanimously.

Announcement:

(10:02:16 a.m.)

The next CVE Master Management Public Board Meeting will be held on Thursday, December 19, 2024, at 9:30 a.m. in Activity Center Room A and via Zoom.

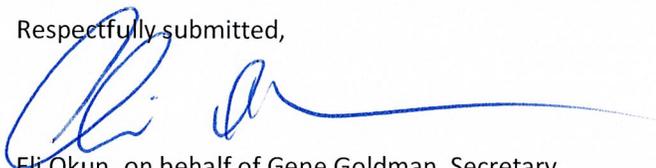
Adjourn:

(10:02:46 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. Meetings may also be viewed on our Community TV Channel 98.)

Respectfully submitted,

A handwritten signature in blue ink, appearing to be 'Eli Okun', with a long horizontal flourish extending to the right.

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

The signature above indicates only that these are the minutes adopted by the Board of Directors in open session on
December 19th, 2024.