

Minutes of the CVE Master Management Company, Inc. Board Meeting March 20, 2025

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

(A sign-up sheet was available in the back of the room for those interested in speaking or sharing comments with the Board 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, Paul Bourque, Steve Wishnack

Absent – Amy Conner, Joe Roboz, Jeff Kohn

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:

(09:32:46 a.m.)

The Board unanimously approved the Minutes of the February 20, 2025, Board Meeting as presented.

President's Report – Eli Okun:

(09:33:10 a.m.)

1) Perimeter Wall Update – Hillsboro Boulevard –

Eli was very pleased to announce the permit was approved and officially in-hand for the Hillsboro Boulevard wall. While the start date is not yet set, the community will be updated once construction is ready to begin.

2) Community Communications –

(09:33:40 a.m.)

To stay informed about community news, always rely on official sources provided by Master Management. Avoid rumors or unofficial blogs that may spread misinformation. For the most accurate and up-to-date information, go to the Master Management Insider which is emailed each month. If you do not receive the Insider you can sign-up to receive it by visiting our website at www.centuryvillageeast.com and click on Master Management. Follow the prompts and enter your email address to subscribe and you will not only receive the Insider but all updates on what is happening in the Village. The Reporter is another good source of information, as well as watching community channels 98 and 99 or download the Master Management Connect app to your phone to access news and conveniently submit work orders. For additional help, you can call Customer Service at 954-421-5566 to let MM know how they can assist you. Staying connected through these trusted channels ensures you have accurate information.

Eli wished everyone a Happy Passover and Happy Easter.

Treasurer's Report – Barry Warhoftig:

(09:35:23 a.m.)

1) Financial Report – February 2025

For the month ending February 28, 2025, the Revenue was \$1,492,058 and Expenses were \$1,337,907. The Net Revenue exceeded Expenses by \$154,151. YTD Revenue was \$2,979,933 and YTD Expenses were \$2,802,051 YTD. Revenue exceeded Expenses by \$177,882.

The balance sheet shows Cash on Hand of \$5,614,125. The Assessments Receivable on uncollected items were \$116,388. Total Assets were \$7,426,839 with Total Liabilities of \$4,179,193 and Total Equity of \$3,247,646.

In regard to the Assessments Receivable on uncollected items totaling \$116,388, approximately 47% or \$54,900 is over 90 days delinquent and a total of \$9,400 or approximately 8% is over 60 days delinquent.

Executive Director's Report – Vallen Smikle:

(09:37:12 a.m.)

Val expressed appreciation to everyone attending in person and via Zoom for taking the time to stay informed and learn about what's happening in the community.

1) Community Updates –

a. Pools –

Val addressed a recent resident complaint regarding the Tilford pool, the only pool owned by Master Management. MM follows the same guidelines as CenClub Recreation to maintain consistency. He reminded everyone that inappropriate behavior, foul language, smoking, and vaping is strictly prohibited at the pool and urged residents to spread the word they are to conduct themselves respectfully. Val noted that one individual has already received a warning; however, Val said he recognizes it takes two, and he will be having another conversation with the person that actually made the complaint, as they did do the right thing by reporting the issue to Security allowing them to properly intervene. Both MM and CenClub have zero tolerance for misconduct at the pools.

b. Bulk Trash –

Val reminded everyone that bulk trash pickup occurs every Wednesday and encouraged residents to kindly remind their neighbors not to place bulk trash out before Tuesday. Placing it out before then can create an eyesore and negatively impact the community's appearance. Val noted that Deerfield Beach benefits from weekly pickups at no additional cost, unlike other areas in Broward County that have only monthly service. He also expressed his dislike for special pickups at no additional costs to the residents, which often leads to unsightly piles of trash. Val urged everyone to be good neighbors by placing their bulk trash out on Tuesday in time for Wednesday's scheduled pickup.

c. Comcast Tech To You –

Val reminded everyone that the Comcast Tech to You event takes place every Tuesday from 8:00 a.m. to 12:00 p.m. at their new location located at 3501 West Drive, Suite C. For all other services, the store is open Monday through Friday from 9:00 a.m. to 5:00 p.m.

In response to Michael's question, Val explained that when the technician is not on-site, customers must submit their own work orders. It's more convenient to attend the Tuesday Tech to You event, where the technician can submit a work order on your behalf for same-day service. The store also handles equipment exchanges, such as swapping out cable boxes or remotes. As with all Comcast locations, this store does not have a direct phone number. For support, customers can call the 800-934-6489 or for "new" service 800-266-2278, or visit the Comcast website, or use the Xfinity mobile app.

e. Transportation – Transdev –

Val shared a preview of Craig's upcoming transportation report, expressing excitement about a newly approved bus route and its official launch date, with full details to come.

f. FDOT –

Val is meeting with FDOT next month to go over some of the construction plans, with further reports on that on April 24 at our next meeting. He is excited that they did announce the first contractor that will be working over the 95 area that is east of Military Trail and he will be meeting with the contractor that will be working west of Military Trail. This is where they will be putting in the service walls. Hopefully, by end of year or beginning of next year, for the community as well, they will be doing both sides of SW 10th Street at the same time, from what I understand. If you would like to see details, they do have a website:

<https://www.fdot.gov> > projects > sr869-sw10st-i95 > index. Construction should last about 5 years.

2) Project Updates –

(09:41:45 a.m.)

Val shared that he is holding off on many updates until next month, as there will be a lot to report as the season winds down and Master Management is ramping up its efforts on what they will be doing.

While Eli briefly mentioned the wall, there are several other exciting developments to discuss. He also noted that the 2024 Annual Report will be available online starting April 24th, and printed copies will be available for pickup at the Master Management office. Val said that it makes a great coffee table book, and a perfect way to show off your community to friends and neighbors.

In response to Michael's inquiry about the front gate, Val explained that it was still in the permit process and there are no new updates at this time.

Transdev Services, Inc. – General Manager – Craig Garcia:

(09:42:45 a.m.)

Craig said CVE is constantly evolving and expressed enthusiasm about the continuous developments happening weekly.

1) Transportation Report –

Craig expressed his gratitude for the opportunity to meet with everyone and discuss the services Transdev provides to the community, emphasizing the importance of collaboration. He highlighted that it's a team effort and appreciated how Val's comments amplify the strength and impact of the overall message.

a. Safety –

To date, all of the buses have been operating smoothly and all drivers are arriving on time. A driver was terminated a few weeks ago for unsafe behavior, which has never been tolerated, and will continue to be strictly enforced. Transdev upholds certain safety protocols, and any failure to comply, including Craig, will result in termination.

b. Staff –

Gary Mason was hired as the new Safety Manager for Transdev. Craig said he was currently in training and will be introduced at the upcoming safety meeting. He will work alongside Craig assisting with various tasks and handle calls to help alleviate Craig's workload.

c. Wraps –

Craig announced that the new buses were wrapped today and are expected to be in service by Monday. They resemble the current fleet and are a little bit cleaner and newer. This brings the total fleet to 9 buses, 7 newer models and 2 brand-new which will suffice as spares to maintain service as required. He expressed his gratitude to Derek and the Transdev team for their efforts in providing the vehicles necessary to uphold the service standards outlined in the contract.

d. Routes –

Craig shared that residents offered suggestions for new destinations on the upcoming bus route. With the flea market on Sample Road set to close in June, the team is actively exploring alternative locations that allow residents to enjoy shopping or simply get out for a change of scenery. While Costco was considered, it presents safety and logistical challenges for the buses, including difficulty accessing and potential liability concerns. Bulk shopping trips were mentioned in the last meeting and Craig explained bulk shopping is not something that can be accommodated and is not practical for the bus service due to limited space and the added strain on drivers' time and responsibilities. The other option was to offer service to several Coconut Creek destinations, including Home Depot next door to the Seminole Casino, which will launch the first Sunday in April. He said the team is working to finalize the route schedule for 10 trips on Sundays and will be collaborating with Val and Meryl to distribute updated schedules to residents with the times and where buses will be going. He hoped residents enjoyed the enhanced service.

Michael inquired whether the 2 new buses were equipped with bottom-extending steps. Craig confirmed that the steps have already been installed and the only remaining task is the vehicle wrapping, which is scheduled to be completed sometime today between 1:00 p.m. and midnight. He also noted all other buses in the fleet are already equipped with extended steps.

Allied Universal Security – Security Director – Christopher Kelley:

(09:47:58 a.m.)

1) Village Security Report –

a. Safety -

Chris requested that people please wear light and reflective clothing while out walking, jogging, riding in order to be more visible.

Bikes should be equipped with front and rear lights or any wheeled vehicles should be equipped lights for safety.

b. Alligator Mating Season –

Chris cautioned alligator mating season begins in early April. Since there are no barriers preventing alligators from entering the waterways, he strongly advised residents to avoid walking near the banks of the waterways during this time for their safety.

c. Guests/Visitors –

To help speed up the gate entry process, please remember to call in your guests, vendors, or family members in advance. Failing to do so or not answering your phone when security contacts you will result in delays. If you receive a PIN number when calling, it means the phone number you're calling from is not registered in the security system. In that case, please visit the security office to update your phone and information. For assistance, call 833-773-0808. This will help streamline entry and reduce delays. Additionally, ensure that your guests have a valid physical driver's license (not an ID or passport) to enter the property. Digital copies are not accepted. State law requires a driver's license to operate a vehicle and driving is a privilege not a right.

d. BSO Report –

In the month of February, BSO issued the following citations: 4 for failure to stop at a stop sign; 1 for failure to update the driver license address; 1 for a non-functioning or improperly used tail light; 2 for driving without proof of insurance; 1 for failure to display valid vehicle registration; and 1 for failure to exercise due care.

Val clarified that the BSO report Chris presents is specifically funded by Master Management and reflects a special detail that covers patrol 5 days a week, twice a day to observe, report, and issue citations, warnings, and tickets. Any incidents that occur outside of this coverage are not included in the report, as they fall outside of what MM pays for. Val emphasized that while the reported numbers may seem low, they only represent this limited timeframe. Residents, as citizens of Deerfield Beach, can access the full city records online.

Val extended his appreciation to the Keswick area and the presidents of Keswick A, B, and C for their communication with Master Management and their impressive efforts in enhancing the community with the addition of a beautiful new sign and surrounding landscaping they installed, adding Keswick used to be Century Village's best-kept secret, but thanks to Peter and the team, that's no longer the case. He also acknowledged their collaboration with Project Manager, Denis Barreto, to install irrigation for the new landscaping. Val encouraged other associations interested in beautification projects to reach out to Master Management instead of using potable water or hoses. MM is happy to assist by adding sprinklers to support these improvements and ensure the areas are properly maintained. He emphasized Master Management's commitment to supporting beautification efforts throughout the Village. Val wished everyone a Happy Easter and Happy Passover.

Business:

(09:52:54 a.m.)

Old – N/A

New – N/A

Announcement:

(09:53:01 a.m.)

The next CVE Master Management Public Board Meeting is scheduled for Thursday, April 24th, 2025, at 9:30 AM in Activity Center Room A and via Zoom. Notification will be sent in advance.

Adjourn:

(09:53:02 a.m.)

Meeting was adjourned.

(For greater detail, those wishing to hear all comments, discussions, and debates 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,



Amy Conner
Secretary
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
April 24th, 2025.