

Minutes of the CVE Master Management Company, Inc. Board Meeting February 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, Joe Roboz, Paul Bourque, Jeff Kohn
Steve Wishnack

Absent – Amy Conner

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: (09:31:59 a.m.)

The Board unanimously approved the Minutes of the January 23, 2025, Board Meeting with correction to error as noted and the February 13, 2025, Executive Session Minutes as presented, which appointed a Board Member that Eli will address as the 1st item in the President's Report.

President's Report – Eli Okun: (09:32:55 a.m.)

- 1) Welcome New Board Member –
Eli was pleased to announce the MM Board of Directors appointed Steve Wishnack to fill the vacant Board seat. He extended a warm welcome to him, looked forward to working together, and hoped he enjoys his time on the Board.
- 2) Thank Donna Capobianco for her Service to the Community – (09:33:24 a.m.)
Donna resigned as President of COOCVE. Eli expressed appreciation for her many years of service to the CVE Community. She served in various capacities throughout her 20 years of service in the Village, including President of CVE Master Management, Director of CVEMM BOD, COOCVE Director, President of COOCVE, Area Chair of Cambridge, and Association Building Board Member. Well wishes were extended to her and her husband as they prepare for their upcoming move to Costa Rica.
- 3) Main Guardhouse Update – (09:34:02 a.m.)
Eli shared that MM appeared before the Community Appearance Board (CAB) last Wednesday to re-present the building plans once again and they were approved. As mentioned earlier, the building department had raised a few additional questions, which the contractor is currently addressing. Hopefully, once the responses are reviewed and accepted, the permit will be issued. Updates will be provided as they become available.
- 4) Comcast Update – (09:34:38 a.m.)
Eli shared the new Comcast store opened in the Village to better serve the Community. He encouraged everyone to attend the Grand Opening on Monday, March 3rd, from 10:00 a.m. to 1:00 p.m. The event will include food and giveaways. Bus service will be available to transport residents to and from the Clubhouse every 15 minutes, starting at 10:00 a.m., with the final bus leaving the Comcast store at 1:00 p.m. The store is located next to the Tilford tennis courts and the medical office in the Master Management complex.

- 5) Bus to Broward County Commission Meeting – (09:35:20 a.m.)
Eli advised the Broward County Commission will meet next Tuesday, February 25th, at 11:15 a.m. in Ft. Lauderdale to discuss, again, the expansion of the Monarch Hill waste facility. A bus will be available to transport attendees to and from the meeting departing from the Clubhouse at 9:15 a.m. and returning after the issue is discussed. Further details about the meeting will be sent out, and anyone planning to attend is asked to sign up to ensure available seating.

Michael stressed the importance of attending the upcoming meeting to oppose the proposal that now has strong support from the Commissioners. He mentioned that those who spoke at the previous meeting would not be allowed to speak again due to a 30-day rule, so he encouraged others to attend and voice their opposition, if possible.

Treasurer's Report – Barry Warhftig: (09:37:21 a.m.)

1) Financial Report – January 2025

For the month ending January 31, 2025, the Revenue was \$1,487,875 and Expenses were \$1,451,499. The Net Revenue exceeded Expenses by \$36,376. The balance sheet shows Cash on Hand of \$5,259,477. The Assessments Receivable on uncollected items were \$116,224. Total Assets were \$7,121,064 with Total Liabilities of \$3,915,130 and Total Equity of \$3,205,934.

In regard to the Assessments Receivable on uncollected items totaling \$116,224, approximately 60%, or \$69,000 is over 90 days delinquent, and a total of \$13,000 or approximately 12% is over 60 days delinquent.

Currently 30 units, or .004%, of the Village, totaling \$59,000 have been forwarded to our collections attorney and 21 units are currently being monitored internally for possible escalation to the attorney.

The 3 primary projects, the Main Guardhouse, Perimeter Wall, and Central Park, have gained momentum, and have incurred approximately \$1 million in expenses over the past 3 months, with the majority of the costs attributed to Parcel 4 in the Park.

As discussed in previous meetings concerning the available cash on hand, MM expects up to \$6 million in project expenses over the next 12 months as these projects progress. Additionally, MM is anticipating an insurance premium of up to \$1 million due within the next 4 months.

Michael inquired about the status of Parcel 4, to which Val responded will be addressed in his Executive Director's report.

Executive Director's Report – Vallen Smikle: (09:40:06 a.m.)

Val thanked everyone for attending in person and on-line and taking the time to learn about what's happening in the Community.

1) ChargePoint Station –

Val expressed his gratitude to a resident who reached out in November regarding the uneven power distribution at the ChargePoint station at the Activity Center. Val ensured that Project Manager, Denis Barreto, contacted ChargePoint to resolve the issue and ensure both stations received equal power simultaneously. The problem was caused by a safety feature in ChargePoint's system, which was deemed unnecessary for the Community and has since been removed. Val thanked the resident for bringing the issue to his attention, allowing for a swift resolution.

2) Customer Service

Val expressed gratitude to his team for their ongoing communication through Customer Service. He noted last month, there were nearly 700 calls and about 300 walk-ins to both the Security and the MM office for inquiries. He specifically thanked Kira and Margo for their hard work and the fill-ins, Sherrie and Meryl, for their efforts assisting residents and their needs.

3) Public Works –

Robert Streather, Director of Operations, provided an update on the maintenance programs for the MM common areas and the public works projects he is currently overseeing.

- a. Sink Holes –
Robert reported a sinkhole was recently discovered forming in the Swansea area, caused by an FPL power line that had bored through our drain line. The affected area was promptly cordoned off, and notifications were sent to affected residents in the vicinity while repairs were being made. MM is actively pursuing reimbursement from FPL for the repairs made. Additionally, another sinkhole began to form near the Newport pool, located between Newport N and M, in the roadway. It was determined that an unidentified utility company had bored through a City sewer line, leading to the sinkhole. The City has been notified, and after conducting an investigation with a camera, they have identified the cause and are taking action to resolve the issue.
- b. Drain Maintenance –
MM is getting ready to begin the annual drain maintenance program, which is mandated by Broward County to ensure the proper functioning of the drains throughout the Community. This maintenance is especially necessary due to heavy summer rainfalls, which can cause water to accumulate on the roads. The aim of the program is to reduce water buildup. Maintenance work will begin in a few months and will focus on the areas of Swansea, Upminster, Richmond, and Farnham. Additionally, new drains will soon be installed in the Markham area, and we're working to mitigate the water pooling at the intersection of Century Boulevard.
- c. Pressure Washing –
Jairo, the newest Maintenance Technician at CVE Master Management, has begun pressure washing the bridges starting at West Drive. This is the outer sections of these bridges which are more visible from residential units and can look unsightly when dirty. As part of MM's ongoing maintenance program, these areas, as well as the bus stops, sidewalks, etc. are regularly pressure washed to maintain the Community's appearance.
- d. Annual Tree Trimming –
The annual tree trimming is scheduled to begin within the next month along Century Boulevard; this includes the hardwood trees, as well as the palms. The palms are trimmed twice a year, while the hardwood trees are trimmed once annually. The maintenance is essential to perform before the rainy season, when the trees start to produce new growth.
- e. Le Club Flooring –
A new dance floor was installed in Le Club. The pervious floor was found to be a trip hazard, and upon removal, additional rot damage was discovered, which expanded the scope of the project. The work is now complete, with carpet added around the stage and seating areas. The final detail is to add the quarter-inch round. Robert hoped everyone enjoys the new floor, particularly those attending events at Le Club, including a big function tonight featuring live performances.
- f. Bulk Trash –
Robert mentioned many residents may have noticed bulk trash left out on weekends and Monday mornings. Bulk trash pickup is scheduled for Wednesdays. To maintain the community's appearance, it's important to follow the guidelines and place bulk trash out on Tuesdays for Wednesday pickup to keep CVE looking beautiful. Failing to do so could result in code violations issued by the City. If you're uncertain about what items are accepted as bulk trash, please reach out to CVE Master Management. Yard waste and palm fronds are not bulk trash. Residents were instructed to leave them in a safe location on their property and contact their Property Management company for removal.

Jeff asked Robert to remind everyone that fines for bulk trash violations are applied to the building, not the individual, and suggested that the building Board President and others keep an eye out for violators. Robert concurred.

Val clarified Comcast had its soft opening on February 6th and while they are currently open, the Grand Opening is Monday, March 3rd. The first 50 attendees will receive giveaways, including pickleball items, gift cards, etc., there will be food and a food truck. To make it more convenient for everyone to participate, a special bus (hot shot) from the Clubhouse to Le Club will begin at 10 a.m., with the last bus returning from Le Club to the Clubhouse at 1:00 p.m., helping to ease any parking issues. The event itself will be held from 11:00 a.m. to 12:30 p.m.

4) Project Updates – Denis Barreto, Project Manager –

(09:49:06 a.m.)

a. Main Gate –

Denis reported, as Eli mentioned, MM appeared before the CAB last week, and received an email from Planning and Zoning indicating they will follow up by Friday or Monday. After we receive approval, MM is set to meet with the general contractor, Butters Construction, and will respond to any comments from the Building Department. If no further issues arise, the permit for the Main Gate will be issued.

b. CVE Central Park –

Denis stated Park plans were under DRC review and have already received approvals from Engineering, the Fire Department, and Environmental Services. Denis explained they are working on addressing questions from Zoning and Landscaping. We are also working on an extensive response, as the submittal is 90 pages and when complete with their approval, we will not have to go to CAB. As FYI, this is because this is internal and there is no view from any main street. Once we have their approval, we will go to the Building Department and put in for a permit for that and it will be more extensive and will be approximately a 150 to 200 page submittal.

Michael inquired about the status of Parcel 4 and whether a response had been received. Denis informed him that the next steps involve obtaining approval from the DRC, followed by approval from the Building Department.

Denis responded to Steve's Park inquiries, confirming that a sitting area, brick pathway, and landscaping were recently added. Steve said he noticed people riding bikes on the brick pathway and asked if that is something we are allowing. He didn't notice anything indicating any caution or anything related to bikes on the brick pathway. Denis advised the Board is currently working on establishing the Rules for the Park with appropriate signage for safety. Normally any brick path will be for pedestrians and any asphalt path will be for bikes.

c. Perimeter Wall –

Denis advised MM submitted their response the day before yesterday to comments by the City regarding landscaping at the Perimeter Wall. In 10 days, if there are no further questions or requests, the permit will be issued, and construction will begin as soon as it's received. The first step will be demolition, which includes removing the hedges and trees that are too close to the wall. Afterward, the wall contractor will start work on the Westbury side, directly across from where the new Main Gate will be, and will proceed towards Ventnor.

(09:53:50 a.m.)

While awaiting the visual of the area to be shown of Hillsboro re. the wall – Val said in the meantime Robert did mention that we are doing some pressure washing throughout the community. We are currently pressure washing the Le Club Complex to include the Activity Centers and MM building this week. Part of our routine maintenance is making sure that the new roof we put in place a few years ago maintains its integrity.

(09:56:15 a.m.)

Val then continued what Denis was speaking about regarding the permit for the Hillsboro Wall, we will start from the Guardhouse – Westbury A building on the interior, which was a change made in negotiating with the Association, as we need to make a bus turnaround as we are eliminating the Trolley road at Westbury A, which will become a foot walking path. As such, we are going to add a wall that will run from the new Guardhouse, elbow on to Hillsboro, and then down and stop at Westbury C. Continuing to follow the visual being shown, you will see that there is a fence at the lake. We're going to save the community money by not putting a wall there, as there is no need at the lake and it will continue as a fence with bougainvillea with spikings to keep people out.

The wall will stop there and we will then continue the wall on the other side of the lake towards the Ventnor area and the section of the lake maintained by South Florida Water Management connecting to the C2 canal. From that end of the lake on the Ellesmere side, the wall will continue (Denis is working on this with DRC) down towards the Ventnor area. This is the way we are starting the project – on the Westbury side working our way towards the Ventnor side. The wall will stop where it reaches the plaza.

The existing wall where the business is (paint store) is currently a 6 foot wall but our consistency is an 8 foot wall throughout the community, which is much like what was done on Military Trail. Our goal is to add a 2 foot iron rod fence that has spikes on the top and that will be added to the existing 6 foot wall so that we don't have to intrude on the neighbor by destroying their wall to construct another wall. This will also save us money, as we have found these spikes are effective. We will also be adding the same type of spikes on the Quiet Waters wall that exists within the Newport community when we eventually do a sidewalk in that community.

Les inquired about the possibility of adding a temporary sidewalk, and Val said he would explore the option and bring it to the Board for approval.

(09:59:39 a.m.)

Per Val's inquiry, Denis noted that the FPL lighting and activation are pending, but the new fountain in Newport G is set to be activated soon. They hope to have lighting for Parcel 2 activated next week.

Val asked Denis about the drone footage to be shown. Denis advised this was 10th Street from Farnham K to Harwood E, where FDOT will install the wall. Val requested drone footage be shown as he wanted to describe to the community potential savings forthcoming and explain his meeting with FDOT regarding the SW 10th Street Connector Project and the 3 items they have planned for MM and the community.

From Farnham Q to Farnham K, along SW 10th Street, FDOT will install an 8-foot wall, while a 22-foot wall will be added from Farnham K to Newport Q, which will result in the removal of much of the area's foliage.

Regarding the C2 canal that connects Newport to the Durham area, for years, Newport U has requested adding a service road for emergency vehicles to get to the Newport area faster. Val advised the gate on the opposite side - the Farnham and Harwood side would be the best gate to travel and would be the East Gate off East Drive. Val negotiated with FDOT, as they do not normally work within private communities, while they are working on 10th Street, to put in a service road to connect the Harwood side to the Newport side. We are currently in talks with Newport V doing renderings to show them what that will look like. Val hopes to have that available in April. Amy Conner has been instrumental in assisting in talks with Newport V, as the green space on the opposite side of the canal belongs to Newport V. Michael Routburg suggested the goal be an unfinished lime rock service road with bars to restrict unauthorized access. The emergency vehicles will have a clicker to gain access. MM plans to install 2 service bars – 1 on the Newport side and 1 on the Harwood side. Bicyclists and walkers will be able to access the area, but no vehicles will be able to access it and it will be a 1-way service road for fire and police only. FDOT has agreed to pay for the build-out of the section over the canal, as Broward County owns the land. MM and the community will have to pay for the small footprint of the land by the Newport V building. It will still be a great savings, as the majority of the cost is time, material, and mobilization. The mobilization will be paid for by FDOT, which will save us a significant amount of money, but will increase the safety of the community on that side, which is greatly appreciated. Along with them paying for the wall, according to today's standards allowing for inflation, they are saving the community \$928,000 by installing the wall vs. MM. Denis advised the savings would be \$150,000 for irrigation for that area and connecting to our system. He advised it is different from installing an irrigation pump by the lake and irrigating the interior and exterior of that. Val advised FDOT is not going to do the exterior, just focusing on the interior. Residents of the Newport, Harwood, and Farnham communities will not be looking at a harsh wall. We will install calusia hedge plantings along that wall which should grow fast throughout the year. The \$150,000 is a soft cost and additional costs will be forthcoming due to piping, etc. Val said when FDOT installs the wall, they will still own 3 feet within the community, which allows them to pay for and install the irrigation, as Val felt they are obligated since they are removing the majority of the green scape and we would have to install new green scape, which is part of our protocol to keep CVE Beautiful, keep it green, keep it flush. FDOT has agreed to do the irrigation running from Newport Q to Farnham Q. Val advised that is hundreds of thousands of dollars, not just the \$150,000 which is the connecting of our equipment.

Paul inquired about the wall and said he resides in Harwood D just facing the wall and going back about 7 years ago commented he feels the decision made now was the correct one regarding a 22 foot wall and not putting a 6 foot wall first and building on to that.

Also same thing with pathway between U and Harwood section where it was agreed would be done and there has been some development ever since that we had to deal with the community, but he feels the decision was wise and thinks we have to go back in time to see where the first decision was taken and then come back for other things. He also suggested links on the website for ease in viewing by residents re. what is happening with the Park and said BOD will talk about this in Workshop eventually. Val advised the small wall will exist and be paid for by FDOT and run from Farnham Q to Farnham K and the 22 foot wall will continue from there to Newport Q. Per Denis' earlier comment, this will be a savings of \$928,000 and the community is benefiting from FDOT's involvement.

(10:08:38 a.m.)

Val mentioned 2 things already – the service road and irrigation that will be put in by FDOT. We are having visual technical difficulties on our side and apologized, but will explain the 3rd part rather than show visual and then will put this in the newsletter and hopes everyone is signed up for CVE Insider. FDOT is adding a sidewalk connecting East Drive to SW 10th Street to Military on the side of our East Gate entrance, addressing requests from the Military side of the community. We negotiated with Farnham P regarding the sidewalk since they are already mobile to do a sidewalk and FDOT will not work in a private community, we will pay for mobilization costs where MM will pay for the interior sidewalk and FDOT will do the work and we will pay them for that and there will be significant savings and improvements. A new walk-in and walk-out gate will also be added at the Farnham P side to serve like the West Drive gate that services the Tilford and Prescott area side. Much of this work will not be done this year but the beginning of next year. He wanted to get ahead to let residents know what was being worked on by FDOT and 10th Street Connector. They did assign a contractor that Val will meet with in April. There will be 2 teams, the first will work from the Military side of the community running all the way down to Powerline and the other contractor will work from Military going towards the BrandsMart area. Val was also told the wall will be done in phases. It will be done on our side of the community as well as the opposite side of the community where the shopping plaza is and will be building both walls running down 10th Street at the same time and wanted to ensure residents were informed.

Michael inquired about start dates for construction or preliminary work on 10th Street. Val confirmed he would have that information after meeting the contractor in April and will update the Board at the April meeting regarding dates. Michael stated Amy said we need to get the Hillsboro Gatehouse done before FDOT starts anything there and Michael is concerned due to delays so the sooner we know when they are going to start the better. Val concurred and said when we first met with them in December 2024 their timeline was to start in November 2025; however, the contractor was not selected till this month and the earliest they could meet with Val was April to do the assessment so they are already running 4 months behind.

Steve advised he is in Richmond and understands re. the sidewalk outside the fence or wall and that there will be a walk-in gate and was curious how the security will be handled after the time that the gate closes at 11:00 PM. Val advised it will be just like all of our other active walk-in gates—Main Gate and West Gate and that it will be camera supervised by the Main Gate officer to watch and everything will be recorded and there will be badge access by showing your ID and advising where you are going and they will buzz you in.

In response to Joe's question re. building the sidewalk from the Military Gate and how far inside the Village the sidewalk will extend, Denis stated the walking path from the fence to the Farnham P parking lot where it ends is approximately 40 feet long. Val stated people entering that gate do not go to the security gate.

(Refer to Video at Time Stamp for Full Discussion.)

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

(10:14:05 a.m.)

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

1) Transportation Report –

a. Bus Update –

Craig reported the buses were running on time, staying clean, and fully operational. Orkin is here weekly to addresses any bug issues. Additionally, we have contracted with another team that cleans and disinfects the interior of the buses biweekly and Transdev cleans the outside. Ten (10) buses are available for service today, with only 8 needed, leaving 2 spares, which is a positive.

All buses are now equipped with lowering steps and handrails for safety. Craig's Manager, Derek Breu, visited CVE and the Boynton Beach facilities 2 months ago. He recognized the challenges they were facing and decided to supply 2 new E-450 buses that are on site currently, awaiting the installation of technology, steps, wrapping, etc. Once these tasks are completed, the buses will be ready for use in the Village.

b. Bus Safety

A driver was suspended indefinitely with potential termination following several warnings for repeatedly speeding in the Newport area. This decision reflects the company's dedication to safety and growth. The company is determined to move forward and will not tolerate any actions, from drivers or management, to hinder its progress.

c. Express Bus –

Due to a decline in ridership, the Express Bus service will be discontinued on Friday, February 28th. Craig and MM will re-evaluate the situation if the need arises.

Craig responded to Les' question, stating the Express Bus goes to Publix and J&J Market only.

d. Community Engagement –

A bus will depart from the Clubhouse on Tuesday, February 25th, at 9:15 a.m. to transport residents to the Broward County Monarch Hill Landfill meeting. Craig encouraged residents to attend the upcoming meeting, emphasizing the larger the turnout, the stronger their collective voices will be. Only 13 people attended the previous meeting, and he hoped to fill all 26 bus seats this time.

e. Safety Wheels Program –

Craig shared that the Safety Wheels program successfully identified a resident with a damaged and unsafe wheelchair. Transdev will deliver a new wheelchair next week to and collect the required information from the resident. The program will continue to provide new wheelchairs to those in need.

f. Rider Safety –

Craig emphasized the importance of wearing seat belts at all times for both drivers and passengers. Passengers are required to remain seated while the bus is in motion. All mobility devices must be properly secured; walkers, scooters, and wheelchairs. If you are seated in a wheelchair, it must be secured to the bus and if you are not sitting in a wheelchair, that wheelchair must also be secured to the bus. This applies to all mobility devices. This is to prevent a mobility devices from becoming a dangerous projectiles during sudden stops, reducing the risk of injury. He encouraged cooperation with drivers and supervisors to prevent delays, noting that these measures are essential to maintaining a safe and reliable service for the community.

g. CVE ID –

CVE IDs are required to ride both the East and West buses. On the No. 1 bus, IDs will be checked when leaving the Clubhouse only. For riders picked up between the Clubhouse and CVS, you will be asked for your ID. When coming back, we will ask you for your ID. Once you are in the community from CVS, we will not ask you for IDs as they will be checked again at the Clubhouse.

Paul had a question re. the wheelchair and wanted to remind everyone bulk trash pickup takes place every Wednesday and is a major event in the community. Last week in his building, he took 2 like new wheelchairs left out for bulk trash and he brought them to goodwill. He suggested a discussion with residents to make arrangements with them prior to putting good items in bulk trash; we could donate them to goodwill, etc. and prevent the major garbage that we collect, so maybe this can be addressed somewhere between all the Associations. Craig added last year Transdev received a new wheelchair from a resident, which was given to another resident in Century Village. He supported Paul's suggestion and agreed these efforts should continue.

In response to Joe's suggestion to add a stop at Costco in place of the flea market when it closes, Craig said there are safety concerns with navigating the buses in and out of Costco, However, he assured the issue was being considered, and he is working with Val to propose a new route for the community when it gets close to closing of the flea market.

In response to Jeff's inquiry about statistics for bus ridership in and off season, Craig stated he would obtain the statistics from Passio and share them at the next meeting.

Les thanked Craig and praised a few bus drivers for their efforts. Craig mentioned the drivers are trained to de-escalate situations and are instructed to bring any issues to Craig for resolution.

Paul asked question regarding ridership on the buses as to how many people were taking the bus because of the closure of the flea market at the end of May and he would like to see the ridership throughout the community which we will get, but regarding Costco compared to Publix and the flea market and the size of the purchases made at Costco, he was wondering and anyhow he is sure it will be addressed and looked into but it is not the same in his mind as going to the flea market or Costco. Craig said this was a good point, as Costco and the other Walmart branch, sell in bulk and that will be a problem if we have residents buying in bulk and bringing on buses.

Steve asked if we were restricted to buses or if there is any option such as a van, etc., excluding wheelchairs, that might make it more easily moveable within Costco if we decide to offer transportation to and from Costco. Craig advised not currently. Val weighed in and said the Board could talk about this at a Workshop if we want to change the type of vehicle that goes to some place that services bulk pick up.

Michael noted that during the bus design, Alex, for Transdev, included antimicrobial materials and filters in the AC system to reduce bacteria and purify the air to prevent germ transmission and those are still in the bus that is being used now to try to decrease any spread of influenza or anything in the community. Craig confirmed that the new buses have a similar design to the other buses ordered for CVE in the past, so these things should be there and he can confirm that they are actually there. He also assured that the filters are replaced regularly.

Allied Universal Security – Security Director – Christopher Kelley:

(10:26:58 a.m.)

1) Village Security Report -

a. Safety -

Chris stressed safety is a shared responsibility, highlighting the importance of bikes, stop signs, and not speeding on property. We have had vehicles vs. bikes and bike riders lost. Regarding vehicles vs. FedEx truck, vehicle lost and this was within the community and not on Century Boulevard. We have had vehicle vs. Security and Security Officer lost. We have had near misses on the pedestrians in the crosswalk. We have 34 crosswalks on our property that are marked with signage on both sides, signs on the streets. If you see someone approaching them, stop for them, give them an opportunity to cross, and cross the road completely. We are supposed to be taking life easy at this time in our lives. Please slow down, stop, keep your eyes out for each other and everyone.

b. Broward County Sheriff's Office Report –

For the month of January BSO reported the following citations: 5 for failing to stop for stop sign, 1 for operating a non-commercial vehicle without insurance; 1 for following too close; 1 for driving with a suspended license, and 1 for a leaving the scene of a crash without providing information.

Jeff mentioned a few accidents that Chris mentioned in the past month or so; 1 was to a resident's husband, 1 was to a resident's husband who got hit and severely injured and still in the hospital and has been for a few weeks. He stated this is an elderly community, and the Board is always focused on safety and security. Jeff asked Chris to elaborate on near misses, as he said that is what we don't hear enough of; things avoided because of these near misses. Chris advised he witnessed 1 incident yesterday leaving the Clubhouse and returning to his office. A car stopped at stop sign for approx. ½ second and people were in the crosswalk in the middle and the car just went right by them very closely and the car just kept on going. Chris tried to reach them, but tries not to speed to catch these people. He attempted to get the plate but this was unable to.

Jeff mentioned he does not feel the community is aware of how many times people are rushing and it the gates and people are complaining about the gates when they are down. He asked if Chris had any statistics as to how many times our gates are broken and hit. Chris said at a minimum about 5 to 6 times per week. Chris said we are constantly picking them up and putting them back together. Chris said someone entered the Village at the Main Gate last week through the exit and bent the gate. They came in on a bike and just hit it an it fell and broke and took almost 30 minutes to fix it.

Jeff asked if this was because people are rushing or trying to sneak through or piggyback through the gates and Chris said yes and it is a combination of everything; people not paying attention.

Michael asked if there was any situation where a bike hit a person, and Chris replied not yet.

Paul mentioned he went around the community with some people and learned the issue was people not having the proper credentials to enter the community. He asked Chris to explain further. Chris advised everyone that comes in to the property as a guest has to have a drivers license – the driver has to have it to drive the vehicle. If they are not in the system – to come into our property we have to have the drivers license in our hand and if not we tell them to turn around and go back out and give them the license when they are exiting the property. It does not always work. Some just continue into the community and think they'll come back to get their license. Paul said we should continue to address this.

(Refer to Video at Time Stamp for Full Discussion.)

Business:

(10:33:11 a.m.)

Old – N/A

New – N/A

Joe wanted to bring up that he had a complaint about the variety of rules we use to allow campers and trailers to enter the property and he promised he would bring this up. Eli explained as he advised this is on the Agenda for the next Workshop to discuss rules and regulations for recreational vehicles so your point is well taken.

Announcement:

(10:34:01 a.m.)

The next CVE Master Management Public Board Meeting is scheduled for Thursday, March 20th, 2025, at 9:30 AM in Activity Center Room A and via Zoom. Notification will be sent in advance.

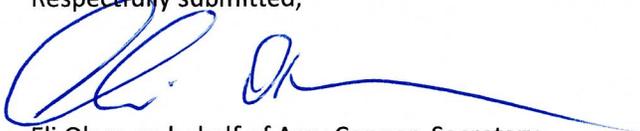
Adjourn:

(10:34:21 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,



Eli Okun on behalf of Amy Conner, 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
March 20th, 2025.