

**Minutes of the CVE Master Management Company, Inc. Board Meeting
January 23, 2025**

Board 1st Vice President, Michael Routburg, called to order the meeting of the elected volunteer Board of Directors of CVE Master Management Company Co., Inc. at 9:30 AM.

(A sign-up sheet was 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 – Michael Routburg, Eli Okun, Barry Warhoftig, Amy Conner, Joe Roboz, Paul Bourque, Jeff Kohn

Absent – Les Gerson

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

Election of the CVE Master Management 2025 Board of Directors - Michael Routburg: (09:31:21 a.m.)

First Vice President, Michael Routburg, explained that the Board Secretary typically oversees the Election of Officers but since Gene Goldman, former Secretary's absence and there being no new Secretary, President and Acting Secretary, Eli Okun, asked Michael Routburg to preside over the first part of the meeting/election of Officers.

Michael congratulated MM Board Members Joe Roboz, Jeff Kohn, and himself for being re-elected to the Board. Michael explained the voting procedures and the ballot process, referencing the Corporate Bylaws and Robert's Rules of Order. The regular Open Public Board Meeting will follow the election process. Sherrie Duffy and Elliot Cohen acted as ballot counters.

President -

Jeff Kohn nominated Eli Okun for President of the corporation. Being no other nominations, the vote was taken and Eli was re-elected by a vote of 7-0.

Election of the CVE Master Management 2025 Board of Directors cont'd. - Eli Okun, President: (09:35:27 a.m.)

Eli expressed gratitude for his re-election and hoped to meet everyone's expectations. He then presided over the remaining election of Officers, as well as the regularly scheduled monthly BOD meeting.

1st Vice President -

Barry Warhoftig nominated Michael Routburg for 1st Vice President. Being no other nominations, the vote was taken and Michael Routburg was re-elected by a vote of 7-0.

2nd Vice President -

Amy Conner nominated Les Gerson for 2nd Vice President. Being no other nominations, the vote was taken and Les was re-elected by a majority vote; 6 in favor, 1 opposed.

Eli explained, according to Robert's Rules of Order, Les' written letter confirming his acceptance of the election nomination made him eligible to run in his absence.

Secretary -

Michael Routburg nominated Amy Conner for Secretary. Being no other nominations, the vote was taken and Amy was elected Secretary by a vote of 7-0.

Treasurer -

Jeff Kohn nominated Barry Warhoftig for Treasurer. Being no other nominations, the vote was taken and Barry was re-elected by a majority vote ; 5 in favor, 1 opposed, 1 abstention.

The 2025 Election of Officers of the CVE Master Management Board of Directors concluded.

CVE Master Management Board of Directors Open Meeting - Eli Okun, President

(09:43:44 a.m.)

Eli thanked Elliot and Sherry for their assistance in collecting and counting the ballots.

Meeting Minutes:

(09:44:06 a.m.)

The Board unanimously approved the Minutes of the December 19, 2024, Board Meeting and the January 9, 2025, Executive Session Meeting as presented. The January 16, 2025, Executive Session Minutes were approved as amended to change Paul Bourque's vote from yes to abstain.

In response to Joe's request to announce the results of the 2 monetary votes from the last Executive Sessions, Eli informed that the Board approved funding for 2 projects. The 1st project is to replace the damaged laminate dance floor at the Le Club building, which was lifted by previous flooding and became a safety hazard. The 2nd project involves funding for the installation of sidewalks along Newport for safety, similar to the improvements made on North Drive and Lyndhurst, pending final plans.

President's Report - Eli Okun:

(09:47:00 a.m.)

Eli congratulated Jeff Kohn, Joe Roboz, and Michael Routburg on their re-election to the MM Board, thanked the Board for re-electing him as President, and expressed his hope to meet the expectations of both the Board and the community.

1) Main Guardhouse Update -

(09:47:19 a.m.)

Eli played the short 2-minute video he shared with the community last Friday, which provided updates on the Main Guardhouse and the events that transpired. He said the feedback of the video was well received. Eli also explained that the original January construction start date had to be postponed due to permit issues and opposition from some community members, which resulted in additional requirements from the city. The project will start as soon as it's permitted, with sufficient notice given to the community. Despite the delays, the Board is committed to the project's success and appreciated the community's patience. (Refer to the video at Time Stamp to view video on display.)

Treasurer's Report - Barry Warhoftig:

(09:51:53 a.m.)

1) Financial Report – December 2024

For the period ending December 31, 2024, the Revenue was \$1,471,079 and Expenses were \$1,997,949. The Net Expenses exceeded Revenue by \$526,870. YTD Revenue was \$17,785,223 and YTD Expenses were \$17,005,500. The YTD Revenue exceeded Expenses by \$779,723. The balance sheet shows Cash on Hand of \$5,663,457. The Assessments Receivable on uncollected items are \$109,687. Total Assets are \$6,938,030 with Total Liabilities of \$2,801,109 and Total Equity of \$4,136,920.

Eli explained the surplus cash available is designated for the Main Gate and Wall Projects. This amount will significantly decrease once the projects begin.

Executive Director's Report - Vallen Smikle:

(09:53:45 a.m.)

Val greeted everyone present in the room and those joining online, and expressed gratitude for their time and for their commitment to learning about what's happening in the community.

He thanked Robert Streather, Director of Operations, and his team for identifying and remediating another potential sinkhole in front of Swansea A.

- 1) Project Updates (Park, Perimeter Wall, Fountains) - (09:53:45 a.m.)
 - a. MM is collaborating with FPL to resolve an issue with 1 of the FPL lines running through a drain line, which is likely affecting this issue with one of our irrigation line that is over 10 years old. Val hoped to provide an update soon confirm the problem has been fixed.
MM is conducting another light survey, and Robert is coordinating with FPL to address the current outages on the tall 28-foot poles. Please contact MM to report any outages so they can notify FPL.
 - b. Monarch Hill (Landfill) - (09:54:52 a.m.)
Val notified residents about the hearing in Broward County on January 28th concerning Waste Management's plan to expand the Monarch Hill landfill by 100 feet at Powerline Road and Wiles Road. A bus will be provided to transport residents from Century Village East to the hearing and back. Residents can sign up through centuryvillageeast.com or by reaching out to MM customer service. Once the hearing time is confirmed, an email will be sent, or residents can contact the county for further details.
 - c. Gate Tablets - (09:55:41 a.m.)
New tablets are being tested at the West Drive Gate. For details on how the handheld portable tablets will help speed up traffic through the Gates; refer to the Security Director's Report at the specified time stamp. Once this test is final we will make sure it is implemented at East Gate, as well.
 - d. CVE Central Park (09:56:05 a.m.)
Val provided a brief update on Parcel 2, the 2nd section of the park, which he hoped would be completed by the end of January. There was a minor delay with FPL getting the bollard lights powered, but efforts are underway to have them activated shortly. The area is open for daytime use, and residents are invited to walk through and explore. It is situated near the Ellesmere Bridge, across from the Keswick and Durham V area. The black paved section is wide enough for bicycles, while the red brick path is for pedestrians only. The sod has been fully installed, and the new fountain is positioned to face 3 directions: the opposite side of the park, the seating area, and the Ellesmere area. The bollard lights, currently wrapped in white, will be activated soon. Benches have also been added, offering a comfortable spot for everyone to relax and enjoy the space. (Refer to video at Time Stamp to view video on display.)

In response to Michael's inquiry asking if there would be a gazebo added to the site, Val informed there were no immediate plans for a gazebo. However, 1 may be considered in the future, and the proposal will be presented to the Board for discussion and approval of the location.

- e. Fountains - (09:57:51 a.m.)
Val reported that an additional accent fountain was installed in the pond on the right-hand side of the West Drive entrance. The fountain is illuminated at night, making it easily visible as you enter. More fountains are planned for this year, and installation updates will be shared as they become available.
- f. Comcast - (09:58:11 a.m.)
Comcast will be opening a store at the MM building, with a tentative opening date of February 5th. Stay tuned to the Insider for updates on the official opening. The new store will offer improved services for the community, including equipment, tech. support, and billing assistance and will be better equipped than the previous Tech-to-You events at the Clubhouse. The Tech-to-You event will continue until the end of the month before moving to the new store next month.

Transdev Services, Inc. - General Manager - Craig Garcia: (09:59:05 a.m.)

- 1) Transportation Report -
Craig reported over the past few months all of the bus transportation services have been running smoothly with no service interruptions. All buses are currently in service. While a few older spare buses are available, the plan is to keep using the seven newer buses. Although these buses are still considered newer, they are no longer "new" as they have already logged 90,000 miles. The buses are accumulating miles quickly, operating 7 days a week, with some running 14 to 15-hour days. He praised the drivers for their punctuality and commitment to the schedule, adding that Transdev has done an excellent job with the recent driver training.

a. Bus Maintenance -

The suspension system on the newer buses will be completed by next Friday. Although there may be some minor issues afterward, the mechanics have until the following Friday to complete the repairs. Within the next 2 weeks, all suspension systems will be updated from the kneeling system to the standard spring suspension system. If you're having trouble stepping onto the bus, especially with the higher first step, use the lift to board and ask the driver for assistance. It's an easy task for them, and they're happy to help. Additionally, there are now 2 companies, Orkin and Explicit Cleaning Services, handling the inside of the buses for bug treatment and regular cleaning to keep them sanitized. Report any bus-related issues directly to Craig so he can promptly resolve them with the vendors.

b. Bus Safety -

Craig encouraged all residents to refrain from engaging in any verbal or potential conflicts with the bus drivers. Any issues should be brought directly to him so he can resolve them promptly. Getting involved in a confrontation could worsen the situation and he assured that he would work on finding a solution.

c. Traffic -

Craig highlighted that all the street lines in Century Village are solid, indicating that passing is not permitted. He recalled an incident from last week where a resident, unable to locate their parking spot, made a left turn without signaling and stopped. When another driver tried to pass, the resident turned into the bus, causing a collision. He urged everyone to be patient with the buses, pull over safely if needing to speak with a resident, and use hazard lights and turn signals to communicate intentions to other vehicles on the road, especially those behind. Clear communication is crucial to avoid accidents.

d. Local News -

Craig shared that the Sunday trips to the flea market on Sample Road will end in June when the market closes. They are looking into alternate routes, with the primary option being the Promenade in Coconut Creek at Wiles Road and Lyons Road. It's a beautiful area with a great theater. From there, the route will continue to Home Depot and conclude at the Isles Casino in Coconut Creek, located at Sample Road and SR 441. While the flea market closure is unfortunate, Craig believes this new route will be an even better option.

Val advised the changes won't take place until June, after the flea market route ends. He thanked Transdev for taking the initiative in creating new bus routes for the residents.

e. Safe Wheels Program -

Transdev offers transportation services for the Village, throughout the U.S., and globally. This year, the Safe Wheels program is returning, bigger and better than before. The program provides free manual wheelchairs to individuals whose chairs are broken or cannot be properly secured on the bus. As part of their continued support to the community, Transdev will replace these chairs at no charge.

Craig expressed his appreciation to serve the community, thanked Val and the Board of Directors, and commended their efforts on the park, hoping to visit it in the future.

Per Val's inquiry regarding the express bus availability, Craig informed that the Express bus will only stop at Publix and J&J Farms. The service runs from 11:00 a.m. to 4:00 p.m., Monday through Friday. It does not operate on weekends. He thanked the Board for approving this schedule, noting that it has significantly helped maintain on-time bus operations, with buses running 95% of the time. Report bus-related concerns directly to Craig at 954-203-1312.

Allied Universal Security – Security Director – Christopher Kelley:

(10:08:24 a.m.)

1) Village Security Report -

a. Traffic Safety -

Chris emphasized safety is a top priority for Security, MM, and all those responsible for ensuring safety in the Village. As the season picks up, bike safety is becoming more important with the rise in cyclists, scooter riders, and rollerbladers. He urged riders to stop, get off their bikes, and walk them across the street, as this classifies them as pedestrians. Pedestrians always have the right of way.

He reminded everyone to always look both ways and stay aware of cars, as you might not be visible or could be in someone's blind spot. There have been a few near-misses lately, including a motorcycle incident over the weekend, though thankfully, the motorcyclist was not injured.

b. Barcodes -

Residents are reminded to wipe off their barcode each morning for better scanning. Please reduce your speed to 15 miles per hour at all entrances. There is a stop sign at every entrance, so make sure to come to a full stop at each barcode reader to ensure proper processing. Avoid driving under the bar arms, as they move slowly. If your barcode doesn't scan, keep your CVE ID with you to help the officer process your entry. **Always carry your CVE ID with you.**

c. Guest Entry -

To ensure smooth guest entry, always call 833-773-0808. If you're asked for a PIN, it means your phone isn't registered with the security system, which is a security measure. This system is designed specifically for your residence. If a PIN is requested, please visit the Security Office next to MM to update your information. You can register up to 5 phone numbers, including those for family members or landlines. Guests must present a driver's license to enter the Village—no exceptions. Everyone entering the Village is required to carry a valid driver's license. The security office is open from 8:00 a.m. to 4:00 p.m., Monday through Friday.

d. Gate Tablets -

Chris explained that the tablets are small, handheld devices, and Security will be testing the one they received to evaluate its performance. The device functions similarly to the computer system at the Gate. Officers can look up your guests and listen to the calls made to register them. Your voice is recorded, allowing security to listen when you call in your guests. The tablet also enables security to scan a guest's driver's license. Once this is done, the guest can be directed to the resident lane, the Gate will be opened, and efforts will be made to process 2 cars at a time. Only 1 Gate arm will be up at a time while the other remains down.

Chris reminded residents that their guests must have a valid driver's license, which can be from Florida, Canada, as long as it is valid.

[Please note International licenses are accepted only provided they have been properly permitted from the country of origin (the US does not issue the permitting for international licenses)].

e. BSO Report -

For the month of December, BSO issued a total of 18 citations in the Village; including 11 for stop sign violations, 2 for speeding on multiple county roads, 1 for not carrying a license, 3 for driving without proof of insurance, and 1 for failing to yield at a 4-way intersection.

In response to Jeff's question about who the tickets are issued to, Chris explained that he had spoken with the admin office, and they would not disclose that information, as it is considered confidential. Val noted that the violations occurred on private roads, not county roads, and Chris clarified he reports the ticket exactly as it is written.

In response to Paul's question about whether 1 Gate is more reliable than the other, Chris explained that while the barcodes sometimes work fine, they can unexpectedly malfunction, and it's unclear why they work at 1 Gate but not others. If this occurs, residents should visit the Security Office to have it replaced. Barcode assistance is available from 9:00 a.m. to 12:00 p.m., with exceptions if the office isn't too busy and can assist on the spot. The office closes at 4:00 p.m. each day.

Eli pointed out there will be 2 tablets at each Gate which will be capable of moving 3 cars through at a time. One in the guardhouse and by the 2 tablets.

Business:

Old - N/A

(10:17:30 a.m.)

New - N/A

Announcement:

(10:48:26 a.m.)

The next CVE Master Management Public Board Meeting will be held on Thursday, March 20th, 2025, at 9:30 AM 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. Meetings may also be viewed on our Community TV Channel 98.)

Respectfully submitted,

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

Eli Okun on behalf of Amy Conner, Secretary

President

CVE Master Management Co., Inc. Board of Directors