

Minutes of the CVE Master Management Company, Inc. Board Meeting April 24, 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, Amy Conner, Paul Bourque, Steve Wishnack

Remote – 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:

(09:32:06 a.m.)

The Board unanimously approved the Minutes of the March 20, 2025, Board Meeting, and the March 27, 2025, Executive Session as presented.

President's Report – Eli Okun:

(09:32:46 a.m.)

1) Main Guardhouse –

Eli was pleased to announce that the permit for the Main Guardhouse was officially received and presented at the meeting. Construction is scheduled to begin on Monday, May 12th. During the project, the East and West Gates will remain open 24/7, and the Plaza Entrance will open daily at 6:30 a.m. for outbound traffic only through the shopping center. Additional details will be provided in Director of Security, Chris Kelly's, report. Eli also expressed appreciation to Commissioner Daniel Shanetzky for working with the City to obtain the permit and keeping the community informed throughout the process.

2) Roy Davis, Code Enforcement Manager – Deerfield Beach –

(09:33:59 a.m.)

Roy announced that the City of Deerfield Beach recently hired an internal Code Enforcement Manager to serve as a liaison between the City and residents, while Code Enforcement continues to be handled by an external vendor. On March 4th the City Commission approved a 6-month amnesty program aimed at helping residents resolve property code violations. Roy provided an overview of the program and pointed out that informational materials and amnesty application forms were available at the back of the room explaining what the amnesty program is. He stressed that many residents are unaware of liens placed on their properties, due to unresolved violations, which prevent the ability to sell, refinance, or transfer of ownership. The amnesty program is intended to ease this burden by offering residents a cost-effective way to clear violations and regain full control of their property.

The City has categorized properties into 3 types: homesteaded, non-homesteaded, and commercial. A homesteaded property is one where the owner has established Deerfield Beach as their primary residence and is registered with the county. The county recognizes this is your primary residence. The City also recognizes that being a full-time City of Deerfield Beach resident, they are committed to providing the highest level of support and assistance. Type I amnesty applies to homesteaded properties and offers substantial lien reductions as low as 4% of the just market value. In Broward County, the just market value is the property's assessed value used for tax purposes.

Under this program, the City calculates an adjusted market value, as an example, if your property is worth \$150,000, the City will subtract \$100,000 from that property immediately, and base the calculation on \$50,000. The property owner would then pay either 4% of this value or 12.5% of the total lien, whichever amount is lower; i.e., \$100,000 lien, you would be asked to pay 12.5% or pay \$12,500 or 4% of the adjusted market value; i.e., if your property is worth \$150,000, 4% of \$50,000 is significantly less than \$12,500 so you would be asked to pay the lesser amount.

Type II is non-homestead properties, which are rentals, vacation or seasonal homes, Airbnbs. These are recognized by the City using the just market value. No discount is given because the owner is not a homesteaded, full-time resident. So the calculation would be based on the just market value, BCPA, the tax number, and would not be adjusted down. As an example, if you were a resident of another state with a seasonal home here and did some work without a permit and received the lien, you would pay based off the just market value, which in this case is 7% or 15% of the lien, whichever is less. Going back to the \$100,000 lien, it would be \$15,000 or 7% of that just market value.

Type III is commercial property. Commercial properties are assessed at 10% of the just market value or 30% of the lien amount; i.e., Publix Plaza at Powerline & Hillsboro – lets say it is worth \$5 million and they have a \$200,000 lien, the City feels they should still receive the amnesty as well but is comparable to what the property is worth, which would be 10% of the property value or 30% of the lien.

A resident asked whether a lien under \$10,000 could be dismissed for a \$250 payment. Roy clarified that lien reduction amounts vary based on property type. For homesteaded properties (Type I), the typical amnesty cost is around \$1,250. For non-homesteaded (Type II) properties, the range is approximately \$1,500 to \$1,700. However, under the amnesty program, the City has established a minimum recovery threshold. As an example, for liens close to \$10,000, the amount may be reduced to about \$250, plus an application fee; for homesteaded properties it is \$100 to put in application to go through the process.

A resident asked if the lien would be forgiven for those who install fixtures without a permit, particularly in Century Village East. Roy explained when a code complaint is filed, it goes to Roy. He follows the code which creates the lien. During the lien process, the person has to then get the permits and during the permitting process they check for the safety of the building and what was done with that work. At the end of closing the case, which is how the lien is closed, they have already been through the permit process. Amnesty is only available for closed lien cases, meaning work has already been brought into compliance through permits and inspections. The amnesty program does not apply to open or unresolved Code violations. Individuals must first obtain all necessary permits (often at double the cost for after-the-fact work), pass all required inspections, and have their Code case officially closed before applying for lien reduction. If these steps are completed, the remaining lien balance may be reduced under the amnesty program.

Roy addressed a specific case where a tankless water heater was installed in a 60-amp building without the required approval. The unpermitted work was later concealed and the unit sold. In such situations, the new owner is responsible for bringing the property into compliance, which may include removal of non-compliant equipment. Roy noted that while tankless heaters are permitted City-wide, Century Village East may have separate restrictions, and any installation must meet City electrical standards and receive proper approval. Code Enforcement actions begin with a formal complaint or direct observation. Under the 4th Amendment, Inspectors cannot enter a home without consent for visible evidence. If the violation isn't visible from the exterior, enforcement requires a notarized affidavit and a witness willing to testify. If an inspector can't see it, then the inspector can't site it. Once a case is opened, it is referred to the Building Department for compliance verification. Once a violation is confirmed, the property owner typically has 7–10 days to comply. If not, the City may impose a \$250 daily fine until compliance is achieved. These fines can accumulate significantly over time and can lead to foreclosure. Once all violations are corrected and inspections passed, the lien remains as a record until addressed through payment or the amnesty program. Property owners cannot seek amnesty for unresolved violations. The underlying issue must be corrected first. Only then is the property eligible for lien reduction.

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

Amy inquired about tracking repeat offenders (referencing people with multiple condos as an example). Roy said yes, but it does not apply to amnesty. Roy defined repeat offenders as someone who has done the same thing twice, and has been found by magistrate at one point. For instance, someone who repeatedly fails to maintain their property may be cited immediately without a new grace period. Amnesty applies only to past, resolved cases and does not exempt someone from future enforcement. Roy explained that just because your lien has been cleared does not mean your violation has. As an example in 2021 work was done without permit and you are caught, you go through the amnesty program and get your lien reduced, but in 2025 you do more work and code notices you've redone your kitchen without permit, that is a repeat offender. It does not negate the original complaint. Permits are required to be displayed in a visible location during the work for public view.

To determine if a property has an open permit or lien, regarding a lien, owners can either contact the Code department directly, if selling, request a full title search through the City, as this goes through every department in the City. Telephone (954) 480-4293. Roy explained the easiest way amnesty related is to send an email to Roy at rodavis@deerfield-beach.com. Roy's work cell is (954) 734-0263. You can also text to this number.

Roy reiterated mobile car washes are prohibited due to environmental concerns of mobile vending. If reported, the entire building receives a violation notice, not the individual; every resident in the building will be cited with a notice of violation and will have to go through the process. It is common space being used by people in common space, which means Code cannot site an individual property. Resident asked if you could wash your vehicle with a bucket and your own water. Roy said yes; Commercial car wash vendors are not permitted. Discussion ensued.

Resident asked re. mobile vendor for windshield replacement and ice cream trucks. Roy reiterated he is talking strictly about mobile carwash vendors. Regarding tree removal, what is the ruling on removing trees from HOA (Condominium Association) property. Roy advised if the tree is removed, depending on type of tree, you would have to speak with zoning and get a tree removal permit.

A resident asked if photographs can support a Code complaint. Roy stated photos are admissible only if the person who took them is willing to testify under oath to their authenticity.

Mobile mechanics performing work such as oil changes or body repairs on residential property may also be in violation, especially if they generate runoff or operate without proper licensing. Such cases should be referred directly to the Code department.

Roy said if you have specific questions about specific vendors, to call him after the meeting. Mobile vending is not allowed.

Roy encouraged residents to reach out with amnesty-related questions via email or his work cell at 954-734-0263. Text messages are preferred outside business hours, and he assured he will return calls as soon as possible. Contact information for Roy and other Code Inspectors is available on the Deerfield Beach website and Channel 99.

A resident inquired about the specific environmental code that permitted the landfill to be raised by an additional 100 feet. Roy responded that he could not speak to the specifics of that decision. However, he emphasized that the City Commissioners are actively working to prevent the expansion and are aligned with the concerns of the residents.

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

- 3) Comcast – **(10:03:51 a.m.)**
Star Carter, Manager of the Comcast Store, expressed excitement for supporting the community. She will be available in-store to assist residents with seasonal plans and services, including internet, home phone, home security, Xfinity Mobile, and cable. Tech-to-You is available every Tuesday from 8:00 a.m. to 12:00 p.m. giving residents the opportunity to schedule a free in-home technical support visit. A 5-year internet plan is available to both new and existing customers. The plan includes no price increases, no contract required, and 12 months of free unlimited mobile on 5G network upon enrollment.

Even with Xfinity mobile's reliable 5G network, they are offering amazing deals. Current promotions include a buy 1, get 1 free offer on unlimited mobile line deal which is also stackable with promotions for phones, which currently include the Samsung Galaxy A26 with no device payment, and 50% off the 11th Generation iPad. **Xfinity** in-store support is available **Monday through Friday, 9:00 a.m. to 5:00 p.m.** The store will be closed on April 30th and will resume normal hours the next day. Xfinity locations do not have a direct phone number, but you can always reach support at 1-800-XFINITY outside of store hours. For personalized service, including help from a French-speaking agent, in-person visits are encouraged. The store is located next to the tennis courts at the Unimed Health Center, in Suite C.

Amy asked that in order to get the 5-year deal, do you have to go into the store versus calling. Star suggested going directly into the store. Amy commented buses do go to the store for residents in the Village. She also asked if the 5-year deal is for existing customers or new customers. Star advised the 5-year deal is for internet services for new and existing customers.

Michael asked a question about a solar panel interface that would keep up your internet. Star advised it is not a solar panel but rather storm-ready Wi-Fi that offers you that in the event there is an internet or power outage, it keeps you connected; power outage there is a 4-hour back up and internet outage, you are connected to a cellular connection so that you retain your Wi-Fi. There is a charge of \$7.00 for 36 months or all-in for \$252.00 1-time payment.

Barry wanted to confirm on Tuesdays there is a service representative that can come to your home. If a resident is having a problem with a piece of equipment they will come and either repair or replace the equipment as it is an Xfinity issue. If it turns out that it is just the customer's issue; i.e., batteries not working, will there be a charge for the representative to come when it is discovered it is the customer's issue and not an Xfinity issue. Star said as long as you schedule on Tuesdays from 8 a.m. to 12:00 p.m. there is no charge for that visit, but if you go outside that channel such as calling in or on-line, yes, there will be a charge. Barry gave an example of needing a new remote and went to the office. He got a new one at no charge but it is requiring a code for the brand or name of his TV for it to work properly. He could not get it to work. Is this something he could call for a Tuesday technician to assist with setting up the remote and Star confirmed not to call the toll-free number but rather go in to the store and schedule a visit on a Tuesday regardless of whether it is a Comcast problem or customer issue, there will be no charge, and Star confirmed, yes, that is the case. Barry also asked about the color of remotes being black and if there is a white remote for people with arthritis and other issues and if there is a different type of white colored remote. Star advised it is an accessibility white remote with a larger font that is not available at the store location, they can do a live chat to request the remote be shipped to the resident with instructions. If there are issues with the installation or activation of that remote, you should go to the store on Tuesday to request a Tech-to-You.

Steve wanted to know if Star was aware of an existing current issue such as he is experiencing with the audio and screen freezing sporadically and randomly for about 10 to 15 seconds and several channels. Val recommended Steve go to the store to speak with a Tech on Tuesdays regarding this issue. Les advised he has experienced the same issue and this possibly being an issue with service in CVE rather than an individual one. Star said she is not aware of an existing technical issue within the Village, she said she is not aware but since each resident has a separate account it is their best route to schedule a technician for a synopsis and if escalated further, it can be done. Val advised if someone has a technical issue go to the store or call the toll-free number to schedule a Tech to come out and check your wires and boxes.

Resident asked question regarding a new TV is being installed if they made an appointment would that be at no charge. Star advised there is a charge of \$100.00 for installation.

Another resident asked about question regarding Channels 98 and 99 and visually impaired residents, he wanted to know if there is an audio option for what is being said on 98 and 99. Val said yes, we can work on that. Also, can you make it available for an individual unit owner to add 1 channel and not a whole package. Star advised no. Channels are on a tier level and you cannot pick and choose a channel outside of their tiers, but you can select a premium channel at a cost.

Star introduced the new Community Account Executive, Karen McKinley (replacing Oscar).

Val clarified that HBO Max is included in the community's bulk package, but access is limited to residents using Xfinity Wi-Fi, as eligibility is verified through the Xfinity IP address. The same policy applies to the discounted Peacock subscription. Residents using other internet providers, such as AT&T, may be charged for these services since the system does not recognize them as Xfinity users.

(Refer to Video at Timestamp for Full Discussions.)

Treasurer's Report – Barry Warhoftig:

(10:19:45 a.m.)

1) Financial Report – March 2025

For the month ending March 31, 2025, the Revenue was \$1,511,451 and Expenses were \$1,510,533. The Net Revenue exceeded Expenses by \$918. YTD Revenue was \$4,491,384 and YTD Expenses were \$4,320,752. YTD Revenue exceeded Expenses by \$170,632.

The balance sheet shows Cash Equivalent of \$5,779,239. The Assessments Receivable on uncollected items were \$104,700. Total Assets were \$7,502,700 with Total Liabilities of \$4,151,381 and Total Equity of \$3,351,319.

In regard to the cash accounts, MM has approximately \$3.1 million designated for projects in progress and \$1.9 million designated for current liabilities.

Executive Director's Report – Vallen Smikle:

(10:21:29 a.m.)

Val thanked everyone for attending and taking the time to stay informed about the community. He highlighted the importance of knowing the activities of COOCVE, CenClub, and Master Management, and encouraged residents to attend their respective building board meetings to stay informed of developments with their own buildings.

1) Projects Update –

a. Gatehouse Construction –

(10:21:47 a.m.)

Val confirmed that construction at the Main Gate will begin on May 12th, and the Gate will be completely closed to all traffic, except emergency vehicles. As in the past, Bus 48 will be rerouted to the West Gate to maintain the public bus service. A guard will be stationed at the gate 24/7 to verify emergency personnel and pedestrian walk-ins IDs and credentials. If the guard is unable to access the system, they will use a radio to verify information with another Gate. During the 1st week of demolition, residents will not see significant changes, as the contractor will be focused on clearing out the building, removing essential equipment such as barcode readers, telephones, and computers, and relocating utilities like water and electricity before the building comes down. The building will be fully shut down before demolition begins. Construction of the Main Gate is not happening in the same footprint as it exists today. To enhance traffic flow, the Main Gate will be moved approximately 40 to 50 feet further into the community, providing more space for vehicles to enter without causing a backup onto Hillsboro Boulevard. The plaza-side Gates, on the right side of the Village (plaza side), will be designated for exit only at 6:30 a.m. Entry will be restricted to emergency vehicles only through the Main Gate.

The East Gate will remain open 24 hours a day for both entry and exit. To help manage and speed up traffic flow, additional security guards will be present.

b. Hillsboro Wall Demo –

(10:24:42 a.m.)

Val reported that the removal of trees and fencing along Hillsboro Boulevard has been completed, and a temporary green construction barrier is now in place. The next phase will involve locating utility lines before installation of the new wall.

c. Landscaping –

(10:25:01 a.m.)

Val noted the existing fence by the Durham lake will remain in place. A major landscaping cleanup is planned to enhance the appearance of the Durham and Ellesmere area, including the removal of overgrown trees and bushes from the water. He hoped residents appreciate the improvements and assured landscaping would continue.

Michael asked about the start date for the wall installation. Val explained that utility work is currently underway and takes priority, so a firm start date is not yet available and he won't have an answer till the next meeting on May 15th.

The trees and fence removal have been completed. A 3rd-party company is conducting utility locates for water, electrical, cable, and fiber lines, which is a time-consuming process. Val will provide an update at the next meeting on May 15th. While it's possible that wall panels may begin installation by then, it remains unclear when the wall itself will go in the ground.

Val confirmed that the Main Gate egress only will open at 6:30 a.m. and close at 8:00 p.m. Bus 48 will pick up passengers at the Clubhouse and will enter and exit via West Drive. While this route adjustment may result in a slight delay of 4 to 5 minutes, it has been successfully implemented in the past.

- d. Drain Maintenance – **(10:27:29 a.m.)**
Val reported that Murphy Construction is repairing a broken sewer line in the Newport N and M areas. Repairs are scheduled for Saturday, and the road will remain closed until both the repairs and asphalt restoration are completed. Email blasts will be sent out. Additionally, storm drain cleaning is underway in the Westbury, Swansea, and Upminster areas as part of hurricane prevention maintenance and new storm drains are being installed/improved in the Markham and Oakridge areas, as well as the Grantham entrance. Residents who have not yet received email updates are encouraged to contact Customer Service at 954-421-5566 to stay informed.
- e. Beautification – **(10:29:04 a.m.)**
Val reported that mulching, beautification, tree trimming, and seasonal flower planting are underway in key areas, including East Drive, West Drive, and Century Boulevard, all of which MM owns. A sinkhole is being repaired in the Grantham area.
- f. Central Park – **(10:29:40 a.m.)**
Val announced that Parcel 2 of Phase 1 of the park is complete, and currently waiting on FPL to activate the power so the fountain and lights can be turned on for residents to enjoy.

Michael was asking when this might be done, as we have been waiting since the last meeting, and suggested using the influence of the Mayor or Commissioner to help expedite progress with FPL. Val responded that, despite Project Manager, Denis Barreto's, daily follow-ups with FPL, which have been met with various excuses, the project remains delayed as it's still waiting for power activation. Val agreed that it couldn't hurt to explore this approach.

Eli acknowledged Todd Drosky, the new Mayor of Deerfield Beach, was at the meeting.

Val said that the team is diligently addressing making necessary repairs throughout the community and looked forward to discussing plans for additional sidewalks to enhance safety at the next meeting.

- g. Annual Report – **(10:31:19 a.m.)**
Val announced that the 2024 Annual Report was available; typically released in March, this year's edition experienced a slight delay. The report showcases key acknowledgments, accomplishments, and beautification efforts from the past year. Printed copies are available at the meeting, and a digital flipbook can be accessed on CenturyVillageEast.com. Val encouraged residents to take a copy, share it with friends and visitors, reflecting on the community's progress. Having been part of the Village for 10 years, he noted the remarkable improvements made by all parties involved. He emphasized that the organizations behind Century Village are committed to continuously enhancing the quality of life for all residents.

In response to Amy's inquiry regarding the Hillsboro wall, Val advised that Project Manager, Denis Barreto, will coordinate with each Association to manage vehicle parking during the wall installation behind the 9 buildings. Residents will be asked to temporarily relocate their vehicles during business hours (approximately 8:00 a.m. to 4:00 p.m.). Val hoped neighboring buildings will support one another by making guest parking available during this time. Once work is completed each day, residents may return their vehicles to their regular spaces.

In response to Barry's inquiry about weekend work, Val confirmed that construction will continue on Saturdays and Sundays to help accelerate completion ahead of storm season. Based on the pace of previous work along Military Trail, the project is expected to take approximately 3 to 4 weeks.

He mentioned that a wall panel along Military was damaged by a vehicle, demonstrating the wall's effectiveness in stopping it.

Amy praised Denis for his incredible work, Val concurred.

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

(10:35:17 a.m.)

1) Transportation Report –

a. Buses –

Craig stated that Transdev continues to provide dependable bus service both within and outside Century Village. All 7 buses are operating on schedule, supported by 4 additional backup vehicles, bringing the total fleet to 11. Two of the older will be wrapped to match the rest of the fleet and maintain a uniform appearance throughout the community. Additionally, 2 buses will be equipped with the new Passio system to enhance route monitoring and passenger tracking. Although there have been some satellite connectivity issues, the team is working to finalize the installation in the coming days and appreciated the residents' patience during the transition.

Michael asked about the integration of the Passio system on all buses. Craig confirmed that while all 11 buses are equipped with Passio, 2 still require upgrades. Once completed, the full fleet will be able to track routes and count passengers.

b. Routes –

Craig reported the new bus routes are performing exceptionally well and will be monitored for improvements. Although not yet confirmed, the Winn-Dixie in Boca Raton may possibly be replaced by Aldi. He will work with Val to ensure continued reliable transportation, including evenings and weekends.

c. Safety –

Craig acknowledged ongoing concerns regarding some bus drivers' speeding and customer service. Craig and Val confirmed there are no broken lines within the Village, meaning overtaking, passing a bus, is not permitted. When buses need to pass other vehicles, they are required to use their hazard lights for safety. New Safety Manager, Gary Mason, will be overseeing speeding, improper passing, and customer service in Deerfield Beach. He will conduct random, unannounced ride-alongs to monitor driver behavior, including lane discipline, speed limits, and overall service. His goal is to resolve these issues and reduce them to zero.

Craig apologized for the noise caused by backup alarms during yesterday's bus training session and assured that the alarms will be temporarily disabled during future training to avoid further disruption.

Paul asked whether vehicles are permitted to pass a stopped bus. For clarification, if a bus is stopped, can a vehicle pass or not. He does not think that they can. Craig explained that buses must be able to maneuver around stopped vehicles to maintain timely service, and clarified this is for his buses. If a resident is stopped in their lane, the buses need a way to go around them and in order to do so, they have their drivers put on their flashers when passing a vehicle so others can see them and slow down accordingly.

Paul said for further clarification as an example, if a bus is stopping to pick up residents at a bus stop, vehicles are not allowed to pass the bus or are they, such as a school bus. Craig said technically, but they put their flashers on and if they are picking up a wheelchair which may take 5 or more minutes, you will have residents sitting in the back of the bus saying it is taking too long, which will create another issue. Craig has asked people in the Village to proceed with caution if you have to pass a vehicle. Make sure you are safe to do so with no oncoming traffic.

Les raised concerns about the legality of such actions as they have discussed when there are bikers and other people on the road and having a car go around them crossing the double line – he said he was fairly certain he heard we are not supposed to be doing that, even though we do. This relates to going around a bus and the legality of doing that. Les is not sure Craig's statement is correct even though we go around those buses that are stopped.

Craig used the 48 bus as an example with their flashers on, vehicles/residents will pass that bus, so Craig said in CVE we are not allowed to pass, let's get together and make sure that no residents are doing that. It will be an issue for residents sitting behind the buses. The buses operate 15 hours a day and stop every 5 minutes. Craig said he can see the delay and said they should get together to discuss this.

Before calling on Security, Val wanted to clarify that HBO Max is included in the CVE bulk package, but you must have Xfinity Wi-Fi in order to receive it for free. This also applies for discounted price on Peacock. If you use another carrier, you will have to pay for HBO Max.

Allied Universal Security – Security Director – Christopher Kelley:

(10:44:31 a.m.)

1) Village Security Report –

Chris introduced Ed Rodriguez, VP Operations –

Ed stated he has had several meetings with Val and Chris to better understand traffic patterns within Century Village. He was surprised by the volume, noting that it was substantial compared to many other communities he oversees. Fortunately, traffic has started to ease as seasonal residents depart, and it's expected to quiet down further before Gate construction begins on May 12th. Over the past 30 days, a total of 72,899 entries into the Village were recorded, including both residents and guests. Ed said it's estimated approximately between 20,000 and 29,000 entries per month coming in at each Gate, averaging around 1,000 vehicles per day during peak hours from 7 a.m. to 10 p.m. In preparation for the Gate construction, a comprehensive access plan has been established with Val and Chris. One officer in a marked vehicle will be stationed outside the Main Gate to allow entry only to construction personnel. A second officer positioned inside will redirect residents and guests trying to exit, instructing them to use either the West or East Gate. To manage congestion at the Powerline Road West Gate, 3 officers will be on duty during the day. With Val's support, officers will be equipped with iPads connected to the access system, enabling efficient guest check-ins and potentially directing vehicles through the resident lane to improve traffic flow. The Military Gate will remain open and staffed 24/7 to accommodate increased demand during the construction. This is a learning process, if all goes well the current setup will remain in place. Ed said if traffic backs up more than anticipated, an additional officer will be called in to assist. However, with reduced traffic during the off-season, he expressed confidence that the current plan would be effective and work well.

Les inquired about officer staffing at the Gates. Ed responded an additional officer would be assigned to the West Gate, bringing its total to 3. The East Gate will continue with 1 officer, increasing to 2 during peak season. Val confirmed all Gates will be staffed 24/7, with up to 3 officers as needed, and staffing levels will be adjusted based on traffic flow, with fewer officers required during late-night hours. Les emphasized the West Gate is the busiest and most heavily used. Ed assured him that the situation will be closely monitored, and additional officers will be dispatched if necessary.

Amy noted both the East and West Gates often experience heavy congestion. Chris has instructed officers to promptly call in road patrol for support when needed.

Steve inquired about the use of barriers to block vehicle access during construction. Val responded Denis is coordinating with traffic engineers and that detour signs, barricades, and other safety measures will be implemented as part of the City-approved MOT plan.

Val clarified Amy was referring to the East Gate and noted that a dedicated turning lane had been added, allowing up to 22 cars to queue from the entrance back onto Military Trail. Amy raised concerns with difficulty exiting through that Gate. Val acknowledged rush hour can be challenging, but noted the main issue arises when drivers try to cut across 3 lanes which is not permitted. Making a right turn from the Gate is manageable, and it's something he does daily.

Barry expressed concern about potential traffic confusion at the Main Gate closure despite the signage in the area, noting that it falls under BSO's jurisdiction due to its location on Hillsboro Boulevard. He emphasized the need for enforcement to manage drivers who may still attempt to enter and the contractors. Val clarified that while there is no dedicated right-turn lane into the Village, a turnaround just inside the entrance will allow mistaken vehicles to safely exit.

Barricades, guards, and detour signs will be in place to direct traffic and ensure only authorized vehicles, like contractors, are allowed through.

Michael asked about police presence at the East Gate during rush hour, as previously discussed. Val confirmed request was made for a special detail for officer presence at the East Gate during peak hours. If officers are available, they will be assigned. He explained that while BSO deputies can be stationed at the location, they typically remain in their vehicles and do not direct traffic. However, their visible presence can help deter drivers from "blocking the box," to allow vehicles to exit East Drive onto Military Trail. A state trooper is preferred, as they can exit their vehicle and direct traffic. The goal is to secure officer presence during rush hour, contingent on availability.

Paul, who has used the East Gate for nearly 14 years, voiced concerns about ongoing rush hour congestion, particularly the difficulty of exiting the community, which often requires waiting through multiple light cycles. He requested a second "Do Not Block Intersection" sign on the median to reinforce existing signage and reduce blockage. Paul also noted that some drivers improperly cut across lanes to access I-95, a situation likely to worsen once construction begins at the Main Gate. He suggested that City or county support may be needed to address the issue. Val clarified that security staff are responsible for managing inbound traffic only, not outbound flow, and encouraged residents to manage expectations accordingly.

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

a. Safety Around the Community –

Chris advised residents to use the Powerline and Military Gates during the Main Gate closure on Hillsboro. Turning right on red when entering from SW 10th Street on Powerline is prohibited. There are 3 signs clearly indicating no right turn on red. A vendor was recently ticketed by BSO for this violation. Follow the traffic signs and signals to avoid fines.

b. Gate Access –

To improve Gate access and reduce delays, residents are encouraged to use the 24-hour Solution Line or the Gatehouse Solutions App to register guests. When a guest is called in, their access remains valid for 24 hours from the time of the call, not just until midnight. The Gatehouse Solutions app offers added convenience by allowing residents to send a scannable barcode directly to the guest's phone, enabling faster, automated entry at the West Gate. This method is significantly quicker than having security call for entry approval. If you haven't pre-registered your guest, please be sure to answer when security calls. These simple steps help streamline the process and enhance Gate efficiency for everyone.

c. BSO Report –

For the month of March, BSO reported the following citations issued in the Village: 4 for failed to stop at stop signs; 1 for driving without proof of insurance; 1 for failure to display vehicle registration; 1 for failure to use the turn signal nearly causing an accident, prompting Chris to have the officer issue a ticket. Residents were reminded to always use their turn signals.

Business:

(11:01:30 a.m.)

Old – N/A

New – N/A

Announcement:

(11:01:40 a.m.)

The next CVE Master Management Public Board Meeting is scheduled for Thursday, May 15th, 2025, at 9:30 AM in Activity Center Room A and via Zoom.

Adjourn:

(11:01:58 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 May 15th, 2025.