

Minutes of the CVE Master Management Company, Inc. Board Meeting June 19th, 2025

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

Anyone wishing to speak at Open Mic can sign their name on the sheet in the back of the room to ask questions and/or share comments with the Board.

Roll Call:

Present – Eli Okun, Les Gerson, Barry Warhoftig, Amy Conner, Steve Wishnack

Remote – Joe Roboz, Paul Bourque, Jeff Kohn

Absent – Michael Routburg

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

Meeting Minutes: (09:32:09 a.m.)

The Board unanimously approved the Minutes of the May 15, 2025, Board Meeting, and the June 5, 2025, Executive Session as presented.

President's Report – Eli Okun: (09:32:47 a.m.)

Eli thanked everyone for attending the meeting.

- 1) CVE Master Management Board Update –
Eli announced there will be no open Board meetings in July or August. However, the Board will continue working behind the scenes overseeing current projects, plan future initiatives, and prepare the 2026 budget to support ongoing village improvements.
- 2) CVE Central Park Update – (9:33:11 a.m.)
Eli announced that Parcel 2 of the park is now complete featuring a beautiful sitting area with waterfall and bollard lighting along Century Boulevard adjacent to Islewood A and the bridge to Ellesmere. Residents are encouraged to visit and enjoy the new space.

A video presentation showcased Central Park, with Val pointing out its scenic walkways, 3-way fountain, and peaceful garden as a preview of upcoming enhancements on this 2 acre parcel of land. He noted that a monument sign will be added to identify this parcel of land, as well as adding a connector to the nearby bike lane along the bridge area. Construction of the bridge connecting to Parcel 1, a 20-acre development, is anticipated to begin in 2027. Meanwhile, the bridge in the Grantham and Ashby areas will commence this year and is expected to be completed by next year. Val encouraged residents to visit the park at night to enjoy its serene atmosphere and seasonal lighting (lighting colors will change with the seasons). Eli noted that the park is a joint venture between CVE Master Management and CenClub. He added that both Boards will be meeting soon to discuss plans for the remaining parcels of the park. **(Refer to video at Time Stamp to view the video.)**

- 3) CenClub Art Gallery Featuring the History of Century Village East – (09:36:38 a.m.)
Eli shared that CenClub has assembled an engaging exhibit on the history of Century Village East located on the 2nd floor of the Clubhouse in the Art Gallery next to the elevator.

The exhibit includes documents, photographs, and artifacts that reflect the community's evolution.

Eli thanked CenClub President, Rita Pickar, and Executive Director, Mike Burdman, for allowing MM to contribute some vintage materials on loan. Eli encouraged residents to visit, noting the exhibit offers insight into how the village has evolved as a community.

4) Main Guardhouse Construction Update – **(09:37:21 a.m.)**

Eli informed construction is underway on the Main Guardhouse. A live stream will be available soon for residents to view the progress in real time. Instructions to access the live stream through the Master Management website will be sent via email.

Denis provided an update on the Main Guardhouse construction as a video was shared depicting the ongoing construction. The team is currently stripping the 2nd part of the columns and plans to pour the 1st tie beam around the Guardhouse next Thursday. The upcoming phase includes setting up scaffolding and shoring for the high tie beam through the columns and structure. Val added that the project is ahead of schedule, with 1 month of progress already completed and an anticipated completion in early winter, weather permitting. **(Refer to video at Time Stamp to view the video.)**

5) Employee Recognition – **(09:39:30 a.m.)**

Eli said CVE Master Management is very fortunate to have a dedicated staff with employees that go over and above when necessary. Such an incident took place this past week. Project Manager, Denis Barreto, came in during the middle of the night on his own time clearing a fallen tree from Century Boulevard near Richmond and Ashby to ensure it was ready for pickup the next day. A photo of the incident was shared during the meeting. Val commended Denis for his ongoing commitment to the community, particularly his prompt responses to emergencies during nights and weekends. Denis helps ensure issues are addressed swiftly, contributing to the community's safety and smooth operations. A round of applause ensued.

Eli announced this was the final Open Board Meeting until September 18th. He wished everyone a happy and safe Fourth of July, an enjoyable summer, and looks forward to seeing everyone at the end of the summer when meetings resume.

6) Guest Speaker – Commissioner Daniel Shanetzky – **(09:41:48 a.m.)**

a. Permit Process –

Commissioner Daniel Shanetzky has been working with Eli, Michael, and resident Joe Cummings to address ongoing community concerns about the permitting process being slow and outdated. He met with the City Manager to review specific issues raised and emphasized the need for modernization. In response, the City Manager committed to implementing a fully electronic permitting system by the end of the year. The new system will enable simultaneous departmental reviews, significantly streamlining and accelerating the process. Commissioner Shanetzky also brought the matter before the public at a City Commission meeting to promote transparency and accountability, reaffirming his commitment to making the permitting process as fast and efficient as possible.

b. Waste Management –

Commissioner Shanetzky reported that the Broward County Commission voted 4–3 to rezone the Waste Management landfill site "Mt. Trashmore" as industrial, allowing an increase in height from 225 to 325 feet (approximately 10 additional stories) and an expansion of 25 acres. Despite attending every related meeting alongside Eli, Michael, Val, and residents Joe Cummings, and Billy Lane to oppose the change, the motion passed. The majority of Commissioners (4) who supported the rezoning, including the mayor of Hollywood represented areas not directly impacted. In response, the cities of Coconut Creek and Deerfield Beach are exploring legal action, citing procedural concerns. Waste Management has since approached both cities for possible negotiations, offering financial penalties in the event of further expansion, increased height, or environmental issues. However, these offers are seen as insufficient given the company's size and resources. At the last Deerfield City Commission Meeting, Mayor, Todd Drosky, and all Commissioners unanimously reaffirmed their opposition to the landfill expansion. The City remains committed to pursuing all legal avenues to prevent further development, citing negative impacts on Deerfield Beach, Century Village, and surrounding communities.

- c. Safety Outreach –
Commissioner Shanetzky reported on his visit to the American Red Cross warehouse on Powerline Road, emphasizing its strong emergency response capabilities. He announced efforts to bring their free smoke alarm distribution and installation program to Century Village, following Crystal Lake’s participation in July and August. He is coordinating with Val to possibly host a hurricane preparedness seminar and distribute additional smoke detectors in the fall or winter. Daniel added that each unit is required to have 2 smoke detectors - 1 in the bedroom and 1 in the hallway, and confirmed the Red Cross is willing to provide and install an additional detector. He expressed enthusiasm and committed to following up.
- d. Quiet Waters Park –
A suggestion was made to explore providing bus service to Quiet Waters Park for residents returning in the fall. The idea will be looked into as a potential addition to the community’s transportation offerings.
- e. Community Outreach, Joel Smith –
Commissioner Shanetzky introduced Joel Smith from Deerfield Beach Community Cares (DBCC), a local organization established 4 years ago that operates a food bank serving over 7,000 pounds of food every Saturday to veterans, seniors, and other residents in need. Joel Smith of DBCC presented the organization’s services and mission. He emphasized that DBCC is a place-based organization focused on meeting the specific needs of the local community. The organization operates a food market that allows individuals to shop for groceries, including multiple protein options, rather than receiving pre-packed boxes. He expressed interest in partnering with Century Village’s transportation service to help residents access the market, especially those facing financial hardship. In addition to food assistance, DBCC offers navigation services to connect individuals with essential resources, as well as community outreach programs such as the Senior Expo held in January, which features approximately 30 service providers. Joel noted limited engagement from Century Village residents in the past and conveyed a strong desire to strengthen outreach and collaboration. He highlighted his extensive experience and connections throughout Broward County and offered to return for future meetings or small group sessions. Informational brochures and contact materials were provided for follow-up.

- 7) Guest Speakers – FDOT – Will Suero, Carlos Amador, Mark Moshier, Daniela Silva – **(09:51:50 a.m.)**
Guest speakers provided an update on the SW 10th Street Connect Project. Mark Moshier, Senior Construction Project Manager, will oversee day-to-day construction operations, while Daniela Silva, Senior Community Outreach Specialist, will serve as the main point of contact during construction. Will Suero, Design Project Manager with HDR, led the planning and design phase, and Carlos Amador, Construction Project Manager, will support construction management. A slideshow was presented outlining the SW 10th Street Connector Project’s progress and next steps. The project is moving from the planning phase into execution. Once construction is complete, responsibility will shift to maintenance. Procurement is underway for TSM&O technology to be used during construction to help manage traffic flow and provide real-time updates for commuters. FPL is currently relocating utilities in front of Century Village from the north to the south side, with completion expected by late November or December.

Please contact Daniela for any questions or concerns during the construction phase at (786) 441-3088.

The noise barrier wall will most likely be the first part of construction to begin after FPL has completed their work. Once construction progresses the timeline is approximately 8 to 9 months for the noise wall.

(Refer to Video at Time Stamp to View FDOT Slide Presentation and Full Discussion and Information.)

Following the presentation, residents raised several questions regarding the SW 10th Street Connector Project. Steve Wishnack inquired about the height of the noise wall. It was confirmed that the wall will reach 22 feet between Farnham K and Newport Q, roughly the height of the third floor of a high rise. From Farnham Q to Farnham K, the wall will be 8 feet, consistent with the current perimeter. Val explained that the wall design includes 3 sections, each tailored for noise reduction, privacy, and protection. A resident asked whether Century Village would benefit from the improvements. FDOT confirmed that full access to and from local SW 10th Street will be preserved and enhanced.

While the interchange design won't immediately improve access to the Florida Turnpike, residents will have better access to I-95 in both directions. Approximately 60% of regional traffic will be diverted from local 10th Street to the new connector lanes, significantly reducing congestion for neighborhoods like Century Village, Waterford, and Waterways. FDOT emphasized that the local portion of SW 10th Street will maintain a neighborhood feel, with 6 lanes west of Powerline Road, 4 lanes between Powerline and Military Trail, and 6 lanes east of Military Trail. The road will also include enhanced green space and a 12-foot-wide shared-use path along the south side. Pedestrian improvements will include a sidewalk from the East Gate of Century Village to Military Trail, allowing access across SW 10th to the new path. Sidewalk and crosswalk plans will be shared with the community and coordinated with local traffic patterns.

Concerns about potential construction impacts on buildings were addressed. Carlos advised that any issues arising during construction will be investigated to determine if they're related and resolved accordingly. Residents were reminded to review flyers and door notices for coordination, they are not bills. Contact MM or Daniela if you do not receive one. Emergency access and services have been coordinated. FDOT confirmed that there will be no impact to the BSO Deerfield station or other local emergency services. An emergency response plan is in place. All work requiring lane closures will occur during off-peak hours to minimize delays. In response to a question about rush-hour congestion, FDOT reiterated that the number of lanes will remain the same and contractors will be restricted from closing lanes during peak travel times. Residents also asked about vibrations, construction methods, and sinkhole risks. It was clarified that construction may cause minor vibrations, particularly near bridge foundations, but all activity will be monitored and kept within safety limits. Residents were reassured that buildings are not at risk of collapse, and additional safeguards are in place to protect the surrounding structures.

COOCVE Representative, Macky Bachelor, praised Val and Eli for their ongoing communication efforts and encouraged continued collaboration to keep residents informed through the President's Forum and Board meetings.

(Refer to the video at the Time Stamp for Full Discussions that Ensued Regarding FDOT Presentation.)

Val thanked Carlos, Daniela, Mark, and Will for their time and contributions, and congratulated Will on 24 years of service. He reaffirmed that MM will continue to communicate with the community and provide updates as information becomes available. Residents attending online were encouraged to email MM with any questions that were not addressed during the meeting, and responses will be provided promptly.

Treasurer's Report – Barry Warhoftig: (10:43:29 a.m.)

For the month ending May 31, 2025, the Revenue was \$1,484,750 and Expenses were \$1,956,847. The Net Expenses exceeded Revenue by \$472,097 and the YTD Revenue was \$7,468,198 and YTD Expenses were \$8,354,422. YTD Expenses exceeded Revenue by \$886,225. The balance sheet shows Cash Equivalent of \$4,837,114. The Assessments Receivable on uncollected items were \$109,547. Total Assets were \$6,439,159 with Total Liabilities of \$4,250,496 and Total Equity of \$2,181,662.

In the first 5 months of 2025, MM spent approximately \$1.4 million on planned projects. This amount includes \$1.1 million in the past 2 months. Current funds held in designated accounts for projects are approximately \$2 million and there is \$1.1 million in current liabilities.

Executive Director's Report – Vallen Smikle: (10:45:24 a.m.)

Val welcomed everyone attending both in person and online, wished all a happy holiday, and thanked them for taking the time to stay informed about what's happening in the community.

- 1) Transportation Report –
Val provided the transportation update as Craig Garcia, Transportation Manager, observed the holiday.
 - a. Bus Routes –
Off-season transportation routes began June 1st and will continue through August 31st. Inside routes operate Monday through Saturday starting at 8:30 a.m., and on Sundays at 9:30 a.m.

The beach route runs on Sundays only, begins at 10:00 a.m. The East route runs Monday through Saturday starting at 9:00 a.m. and the Coconut Creek Bus begins on Sundays only at 10:30 AM. Please remember these are the times the buses start. The West Route starts Monday through Saturday at 9:00 AM and on Sunday's only at 10:30 AM. Route updates: Route 1, no changes; Route 2, now includes the medical office at 3501 West Drive (same building as MM; Route 3, now goes to Upminster A-F; Route 4, added Upminster G-M; Route 5, this is the only Route that will go to Keswick - added Keswick A, B, and C and back to the Clubhouse beginning June 22nd; and there are no changes to East and West routes. The Coconut Creek bus that goes to the Clubhouse that operates on Sundays starts at 10:30 AM. Due to low volume ridership that goes to the Promenade in Coconut Creek, they've added beginning June 28th, the last day for the route is this week for Promenade and next week the new route of a super Walmart will be added to the Coconut Creek route and that goes to the one in Coral Springs. This will allow people to not only go that Super Walmart to shop but it will also be near the casino as well, so there is no disruption in service or slow down and so forth.

Again, the Channel 98 & 99 will have the new route up and I will be printing new routes and you should have them within the next 2 weeks. If you have any questions, please call Customer Service at my office for any route changes that you need to know about. Also there are great Supervisors at the Clubhouse for the buses. If you have any questions, their names are Carson, Danielle, and Robert. That concludes the Transportation Report.

Les inquired about adding a bus stop at the post office. Val explained that, due to safety concerns related to maneuvering our buses in that area, the closest feasible stop is the existing one near the Latino restaurant. This location was selected to maintain safe operations while providing reasonable access.

2) Projects Update –

a. Main Gate Construction –

Val reported that construction at the Main Gate is progressing safely and efficiently. He expressed pride in the ongoing work and thanked the community for their continued cooperation and support during the project.

b. Bus Transportation –

Val stated that there has been no interruption in service, particularly for bus 48, which has been using the West Gate. He thanked the security team for their effective efforts in maintaining smooth traffic flow and ensuring the efficient operation of the guard gates.

c. Storm Drains –

Val reported the storm drain installations have been completed throughout the entire community, noting it was a significant improvement, especially in time for the rainy season.

d. Perimeter Wall / Bus Turnaround –

Val shared good news regarding the perimeter wall, confirming that all locates have been completed and construction is scheduled to begin on July 14th. The contractor, Precast Walls, will start mobilizing at Westbury A, with additional work occurring in front of Westbury B and C, with additional work planned in front of Westbury B and C. As part of the project, a new turnaround will be constructed in front of Westbury B to support continued safe access for buses and trash services. Val expressed appreciation to the Westbury A, B, and C associations for their cooperation in helping maintain essential services in the area. The current trolley road will be converted to a pedestrian footpath only. The project is expected to take approximately 6 weeks. Val said the addition of these projects marks a busy and productive season for the community.

e. Waste Management –

Val announced that representatives from Waste Management are invited to attend the September 18th Open MM Board Meeting to share updates on current initiatives and offer tips for effective trash management within the community. Residents are encouraged to report any dumpsters with rusted-out bottoms to MM so they can be replaced.

- f. Community News Updates –
To stay informed about community news and updates, residents may contact MM Customer Service at 954-421-5566, visit www.centuryvillageeast.com, sign up for the CVE Insider, or download the Master Management Connect app.
- g. Summer Office Hours –
Beginning tomorrow, June 20th, the MM office will transition to its summer schedule: Monday through Thursday, 8:00 a.m. to 4:00 p.m. and open 8:00 a.m. to 2:00 p.m. Fridays. This schedule will be in effect throughout June, July, and August, with regular hours resuming after Labor Day. Val concluded by wishing everyone a great summer.

Allied Universal Security – Security Director – Christopher Kelley:

(10:54.25 a.m.)

- 1) Village Security Report –
 - a. Staff –
Chris introduced new security team member Bob Cicerchi, who will be in the community during swing-shift hours and on weekends when Chris is unavailable. Bob will utilize the existing contact numbers. Chris expressed confidence that his experience and knowledge in the security industry will make him a valuable asset to the community.
 - b. Safety in the Community –
All vendors, guests, and visitors must present a valid, physical driver’s license to enter the CVE gates. Digital images, photocopies, paper forms, or passports are not accepted. The license must be functional so it can be scanned by the system. This policy has been in place for over 50 years.
 - c. Barcode Lane –
Chris reminded residents that guests and vendors are to only use the barcode lane when specifically directed by security. Being granted access on a previous day does not authorize use on a different day. A recent incident involving a resident in a commercial vehicle who used the barcode lane without direction from the guards resulted in a traffic backup, underscoring the importance of following security’s guidance to maintain smooth traffic flow.
 - d. Traffic –
Traffic conditions have been improving, and residents have been cooperative in supporting efforts to maintain smooth flow and safety. As a reminder, residents are asked to remain inside their vehicles while in line, particularly during busy periods. Exiting a vehicle poses a risk to both drivers and staff. Please wait for instructions from security before proceeding. Chris noted that residents have done a great job so far, and continued caution and courtesy are essential to maintaining this progress.
 - e. BSO Report –
For the month of May, BSO issued a total of 11 citations: 1 for an unsecured, obstructed, or improperly displayed tag; 2 for failure to provide proper insurance cards; 1 for knowingly driving with a suspended or revoked license; and 7 for running stop signs.

Jeff Kohn asked Chris if he could inform residents if there had been any issues due to construction at the Main Gate; i.e., gate back ups, etc. and if there were any issues, if he could speak in an effort to prevent any potential events in the future. Chris advised ensure your residents and guests have valid drivers licenses to enter the community and called in ahead of time. The call-in is for 24 hours so if you call in at 9:00 AM one morning, it is good till 9:00 AM the next day. This has not changed. We are only processing approximately 76,000 vehicles per week now, versus 125,000 per week.

Business:

(10:57:54 a.m.)

Old – N/A

New – N/A

Announcement:

(10:59:07 a.m.)

There will be no Open Board Meetings in July or August. The next Open Board Meeting is scheduled for September 18th at 9:30 a.m. in the Activity Center Room A and via Zoom. Notification will be sent prior to the meeting.

Adjourn:

(10:59:48 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
September 18th, 2025.