

Minutes of the CVE Master Management Company, Inc. Board Meeting September 18th, 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, Michael Routburg, Les Gerson, Barry Warhoftig, Amy Conner, Steve Wishnack

Remote – Joe Roboz, Jeff Kohn

Absent – Paul Bourque

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:

(09:32:01 a.m.)

The Board unanimously approved the amended Minutes of the June 19, 2025, Board Meeting; the July 10, 2025, Executive Session; the August 7, 2025, Executive Session; the August 14, 2025, Executive Session, and the September 11, 2025, Executive Session as presented.

President's Report – Eli Okun:

(09:33:50 a.m.)

1) Rhonda Pitone Acknowledgment –

Eli announced the passing of long-time resident Rhonda Pitone over the summer. Rhonda was a devoted member of the Century Village community for 25 years, regularly attending board meetings to share comments and suggestions, particularly on transportation, while always expressing appreciation for the Board's work. She also served as President of Newport L and on its board. Eli said Rhonda will be deeply missed and extended condolences, wishing her to rest in peace.

2) Summer Projects Update –

(09:34:43 a.m.)

a. Perimeter Wall

Eli reported installation of the perimeter wall was completed on Hillsboro Boulevard. Although painting both sides of the wall, adding irrigation, and landscaping remain pending. The wall itself is finished and fully functional from a safety standpoint.

b. Main Guardhouse –

Eli reported significant progress has been made on the Main Gatehouse. Stucco work is underway, with interior work to be completed sometime in November, weather permitting. Residents can follow the progress in real time via the live feed on the Master Management website.

c. Central Park –

Eli reported that construction planning for Central Park is ongoing.

d. Landscaping –

Landscaping upgrades have been completed throughout the village.

Eli informed the Board of Directors continues to oversee current projects while planning for the community's future. He also extended wishes for a happy and healthy New Year to the Jewish community.

- 6) Guest Speaker – Captain Adam Hofstein, Broward County Sheriff’s Office – (09:36:21 a.m.)
“Protecting Residents from Scammers” –

Captain Hofstein introduced Detective Nelson, a seasoned Investigator and team leader for community engagement, outreach, and scam prevention. He warned residents about a growing “pandemic” and world-wide plague; scams affecting communities and in South Florida and targeting vulnerable residents of Century Village. He reported alarming figures. Scams cost U.S. citizens an estimated \$10 billion in 2024, up significantly from \$4.6 billion in 2023. He said unfortunately and sadly, he has seen hundreds of thousands of dollars lost from Century Village alone, and millions out of the entire community. These numbers are only from what's been reported. He explained that 90–95% of stolen funds are unrecoverable from local and federal levels, as scammers typically move money overseas or use cryptocurrency and cash-transfer methods with local intermediaries.

Adam emphasized that scammers are not only hacking computers but hacking minds, exploiting emotions, trust, and most vulnerable human quality. He warned that criminals operate virtually through phones, emails, and the internet, and even the safest communities cannot block them at the gate. The only effective defense is through education and awareness. He urged residents to remain vigilant, verify unexpected contacts or requests. Never send money or valuables (cash, crypto, gold, or otherwise) to unknown parties which has happened within the Village. These are not uneducated people. He reminded residents that scams often rely on greed or fear, and once victims are drawn in, recovery is extremely difficult and in many cases impossible. If it sounds too good to be true, it's not true.

Eli inquired about the possibility of installing speed detection cameras in the Village and raised questions regarding long-term out-of-state vehicle registrations and license plates. Captain Hofstein deferred issues related to license plates and registration to the DMV. The police department is not targeting out-of-state vehicles for technicalities in the Village unless instructed to do so. Residents may reach out to Captain Hofstein for guidance if any problems arise from the police department. Under Florida law, automated speed cameras are permitted only in school zones, where they operate during school hours and issue \$100 administrative fines for drivers exceeding the speed limit by 11 mph or more. These programs are city-run, not managed by the police department, and citations only affect a driver’s record if unpaid. Speed cameras cannot legally be installed within the village.

Captain Hofstein left his contact information with the Board and in the back of the room and includes his personal email address, and noted information will be shared via Zoom for any future questions. He recognized Commissioner Daniel Shanetzky for attending, thanked him for his partnership in keeping the community safe. Captain Hofstein emphasized his vested interest in the community, that the Village remains a priority, and encouraged residents to reach out with questions or concerns. He expressed appreciation to the Board for their continued support.

(Refer to Video at Time Stamp to view full discussion and information.)

Treasurer’s Report – Barry Warhoftig: (10:11:07 a.m.)

June - August 2025 Financial Reports -

For the 3-month period ending August 31, 2025, the Revenue was \$4,523,035 and Expenses were \$5,278,427. The Net Expenses exceeded Revenue by \$755,392. The YTD Revenue was \$11,991,318 and YTD Expenses were \$13,520,708. YTD Expenses exceeded Revenue by \$1,529,390.

The balance sheet shows Cash Equivalent of \$3,899,505. The Assessments Receivable on uncollected items were \$120,815. Total Assets were \$6,194,676 with Total Liabilities of \$4,656,180 and Total Equity of \$1,538,497. In June through August, Master Management spent \$1.3 million on planned projects. This amount includes \$730,000 on the Main Guardhouse and \$425,000 on the Central Park project.

Eli explained that expenditures currently exceed income because payments are being made for projects funded prior to the start of certain projects. He emphasized that the finances remain balanced and assured residents that funds are not being hoarded.

Executive Director’s Report – Vallen Smikle: (10:13:32 a.m.)

Val thanked the residents who joined both in person and online to learn more about the community and expressed appreciation for their time, noting it is of great value. He welcomed everyone back from the summer and reiterated a few topics that Eli had mentioned in greater detail.

1) CVE Master Management Active Projects Update –

a. Guardhouse & Fountain –

Val reported that rain has slightly delayed progress on the Guardhouse, with stucco work running behind schedule, though the project is moving forward. He shared that former MM President, Ira Somerset, recalled a fountain once stood in front of the Guardhouse prior to Hurricane Wilma. Val said Master Management believed it was introducing a new idea by adding one. Project Manager, Denis Barreto, later discovered a plaque at the Main Gate flagpole dedicated by the Garden Club who originally installed the fountain. Val expressed appreciation to the Garden Club for their foresight, noting that the fountain was deactivated after Wilma due to maintenance challenges, and added that the new fountain will be a beautiful addition.

b. Roadwork –

Val reported roadwork is planned from Hillsboro Boulevard to the Westbury entrance. A video was played as Val reviewed completed and ongoing summer projects in a segment he called “Show and Tell.” He reminded residents that a full catalog of project videos, including work not covered in the meeting, is available on the community website – www.centuryvillageeast.com.

c. Main Gate Construction –

Scaffolding has been installed at the Main Gate to allow construction workers to begin stucco work.

d. Westbury Drainage & Turnaround –

Val also reported that new drainage is being installed at the entrance of Westbury in response to resident complaints about pooling water. Video showed the wall from Westbury A wrapping around to Ventnor K. He thanked Westbury A and B for their cooperation with the new turnaround project, which will allow trash collection and buses to circulate without disrupting service. While not yet complete, he noted it will be a valuable improvement once finished.

e. Perimeter Wall –

Val reported that irrigation at the Main Gate has been completed. Beginning next Monday, weather permitting, painting will start on both sides of the perimeter wall and is expected to take about 2 weeks to complete. After painting, beautification will follow with Ivy planted on the smooth-textured surfaces and Calusa hedges with irrigation installed along the perimeter walls. The new wall provides significant noise reduction and enhanced safety, as its absorbent materials dampen sound and act as a protective buffer as proven during a recent vehicle impact near Upminster. It is a major improvement over the former fence. Val explained the variations in wall height at the main entrance are due to natural land grading.

Val demonstrated how to access videos on the village website. By clicking the “CVE Master Management” tab at the top of the page, residents then select “Recent Videos” to view a full catalog of projects and past meetings. Historical videos are also available. On the main page, a live construction feed from the Gatehouse project runs 6 to 7 days a week from 7:00 a.m. to 7:00 p.m. Val noted it is a great way to stay informed and even a source of motivation, as it shows the hard work being done throughout the community.

f. Storm Drains / Swales –

MM, together with Director of Operations, Robert Streather, oversaw the installation of 5 new drains at the entrances of Markham L, S, F, and G Associations. Additionally, 1 drain was installed at the Grantham entrance, and 3 drains were modified at the Oakridge S and Century Boulevard entrances. Three swales were remediated, resulting in a significant improvement in water retention.

g. Roadway Striping & Crosswalks –

Val reported that roadway striping is refreshed every 3 to 5 years, including yellow markings and white lines, crosswalk hash marks, and blue fire hydrant markers. The process begins with yellow striping, followed by white, and then the markers; roadway and fire markers so the blue tabs can be seen to locate where the fire hydrant is. Weather has caused some delays, but approximately 95% of the yellow striping has been completed, with white striping and marker replacement to follow.

h. Le Club Building –

Val reported, per suggestion from Les Gerson, a handrail was installed at the stage area in Le Club to improve safety.

Due to heavy traffic in Activity Center Rooms A, B, and C, the carpet has been removed and replaced with a more durable wood flooring. Residents and guests are asked to be mindful of food and spills when using the space, as cleaning and replacement has been burdensome. Everyone was reminded to be considerate in helping maintain the area in good condition.

i. New Fountain Installed –

A new fountain was installed in May by Newport G and West Drive and MM intends to do more next year; we plan to add 1 more and the following year another one. Locations will be disclosed at a later time; but Harwood is one of those locations.

j. Employee Recognition –

Val thanked employee Jairo, Maintenance Technician, reporting to Robert Streather for his time and hard work. He has done a fantastic job and has painted all the fire hydrants within the community; there are hundreds of fire hydrants on this property. This is kind of like one of our “Beyond the Gates” program but within the gates. We wanted to ensure we beautified those locations.

k. Bus Stops –

Val thanked Craig Garcia, General Manager of Transdev, and reported that bus routes and stops are being reevaluated with the Board to maximize safety and efficiency. He noted that ridership counts are under review and that concerns from a Tilford resident are being taken into account to ensure the best outcome. Val emphasized that although the process may be slow, like the wheels of government, it is steady with the best intentions.

Val recognized the presence of Deerfield Beach Mayor, Todd Drosky and thanked him for attending.

l. Tilford Courts & Pool –

Val reported significant drainage improvements were completed near the Tilford tennis courts to better serve the athletic residents. He highlighted the community's active lifestyle, adding it was wonderful to see residents enjoying the walkways and amenities. Master Management currently offers 3 on-site amenities on their property; pickleball and tennis courts, and pool. The pool has reopened today following routine maintenance, and residents were encouraged to enjoy it.

Val reminded residents that the community website is active and provides a lot of useful information. He noted that the community app, available on Google Play (Android) and the Apple Store (iPhone), includes features such as bus tracking and access to meeting videos (including from Canada). Val thanked attendees for their participation, expressed appreciation for their time, and extended holiday wishes to the Jewish community.

More details on the park project will be shared at the October 16th meeting. The project is currently in the Development Review Committee (DRC) planning and zoning process for permitting, and the team is responding to comments.

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

(10:54.25 a.m.)

Craig thanked the Board for giving Transdev the opportunity to serve the community and welcomed back returning residents as well as all residents and the Board for these meetings.

1) Transportation Report –

a. Bus Schedule Updates –

The new season began on September 1st. Updated bus schedules are posted, with printed copies available at the Clubhouse and in Craig's office. Residents may contact Craig at (954) 203-1312 **until 11:00 p.m.**, 7 days a week, with any schedule-related questions. Full route service has resumed in the Westbury area, due wall reconstruction and irrigation work currently underway. Craig thanked Denis Barreto for his assistance in maximizing coverage in the area and announced that full route service has resumed as of today. Craig reported that he will be meeting with Val to review the turnabout and its potential impact on bus routes. He also addressed concerns in the Tilford area, noting that adjustments are being considered to ensure passengers board and exit at designated stops rather than in the street, reducing traffic-related risks. Ridership and scheduling are under review to improve efficiency, as some buses operate below capacity at certain times. Possible schedule adjustments are being evaluated with the Board, and updates will be provided once decisions are finalized.

- b. Bus Locator App –
The live bus locator is now active, and residents are encouraged to use this tool to track buses in real time, particularly during inclement weather to avoid waiting at uncovered stops. For those without smartphones, printed schedules are available at the Clubhouse or Craig’s office. Schedule-related questions may be directed to Craig at (954) 203-1312.
- c. Bus Technology –
Craig reported that as of September, a new drive cam system has been implemented that alerts drivers instantly to infractions such as speeding, hard braking, running stop signs, or not wearing seatbelts. This proactive system notifies the driver in real time, rather than waiting for Craig to review incidents later, though drivers will still be brought in for follow-up as needed.

Craig noted a challenge in the Newport area, where 2 long straight roadways often lead to speeding. During his observation, he saw 1 of his drivers exceeding the speed limit and emphasized that many other vehicles in the area also speed, raising broader safety concerns. He assured residents that he will continue to work with his drivers to ensure compliance and address the issue as a community.

Val noted that Bus 48 schedules, along with all CVE bus schedules, are available on the community website under the “Buses” tab.

Les requested clarification on the rules for passing a stopped bus. Craig explained that vehicles may not cross a solid double line to go around a bus and emphasized that this is a matter for MMand the community to address. Traffic engineer and Board Member, Barry, added that state law prohibits crossing a double yellow line except when directed by a flagman or official personnel with proper safety gear. He cautioned that attempting to pass poses significant risks, including unseen pedestrians or oncoming vehicles, and noted that the responsible party in an accident would be the one who crossed the line. Barry stressed that patience is the safest approach, particularly in a retirement community. Les recommended including a reminder in The Reporter to clarify the rules for passing a stopped bus and raise resident awareness.

Allied Universal Security – Assistant Director of Security, Robert “Bob” Cicerchi:

10:38:31 a.m.)

- 1) Village Security Report –
 - a. Safety in the Community –
Bob reminded residents to be courteous on the walking paths and sidewalks by stepping aside when stopping to talk and yielding to joggers and bikers. This courtesy helps prevent arguments, accidents, and injuries and promotes community safety.
 - b. Call-In Line –
Residents are reminded to use the correct phone number when calling in guests, friends, or vendors: (833) 773-0808. Each call-in is valid for 24 hours. If prompted for a PIN, this means the calling number is not registered. To register your number, call the Security Line at (954) 708-2818. **New residents must register in person at the Security Office, open Monday–Friday from 8:00 a.m. to 4:00 p.m.**
 - c. BSO Report –
In June, July, and August, 66 citations were issued to residents and guests, including 1 for a license issue, a few for improper display of licenses, and several for failure to yield at stop signs. Stop sign violations remain the biggest issue, with 44 citations issued in August alone.
Additional citations were given for speeding and crossing double yellow lines, along with 5 warnings. BSO is increasing coverage, residents were reminded to drive carefully to help prevent accidents and injuries.
 - d. Gate Arms –
Bob reported that gate arms are frequently being struck and damaged. He reminded residents to be patient when entering, not to piggyback vehicles, and to allow the arm to lower and rise fully between each car. He assured residents that the arm will go up once the preceding vehicle has passed. Bob thanked the community for their patience and continued support of Allied and his team.

Bob confirmed if a resident calls security and receive a recording asking for their PIN, the correct number for guest call-ins is (954) 708-2818. The old number, (954) 421-2556, does not always work and should no longer be used.

Les thanked the security staff and Val's team for their efforts at the gates during a challenging period but noted recurring issues, including both gate arms occasionally rising at the same time and the visitor arm sometimes being left open. He suggested these be used as teaching opportunities. Bob explained that such issues are regularly addressed with staff, emphasizing that safety is the priority. Bob reminded residents to be patient at the gates, as officers must log licenses before entry, which is required for entry. Drivers without a valid driver's licenses will be turned away.

Steve raised concerns about safety at the gate arms, noting vehicles tailgating through without waiting for the gates to operate properly. Bob confirmed that protocol requires the gates to come down between each vehicle and suggested considering administrative fines for repeat offenders, citing both damage and security risks, particularly from unauthorized entries. Val acknowledged the concern and stated the issue will be addressed with the Board in a Workshop.

Michael asked if guards are trained to replace damaged gate arms. Bob confirmed they are, adding that replacements are typically handled by himself or supervisors with the proper tools so that security staff can remain at their posts, especially during busy times. Maintenance also assists when needed.

Business:

(11:06:05 a.m.)

Old – N/A

New – N/A

Announcement:

(11:06:45 a.m.)

The next CVE Master Management Public Board Meeting scheduled for Thursday, October 16, 2025, at 9:30 a.m. in Activity Center Room A and via Zoom.

Adjourn:

(11:07:05 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 Corner
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 October 16th, 2025.