

Minutes of the CVE Master Management Company, Inc. Board Meeting November 20th, 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.

Eli requested everyone present to please silence their cell phones or put on vibrate so as not to interrupt the meeting. 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, Paul Bourque, Jeff Kohn, Steve Wishnack

Remote –

Absent – Joe Roboz

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: (09:32:05 a.m.)

The Board unanimously approved the Minutes of the October 16th, 2025, Public Board Meeting and the October 30th, 2025, Executive Session as presented.

President's Report – Eli Okun: (09:32:24 a.m.)

Eli welcomed everyone back and extended greetings to returning residents. He shared the sad news that former long-term Board Member, Dick Ciocca, passed away last week. Eli noted that Dick was very active in the community and had served as Master Management Secretary for many years, as a member of the COOCVE Board of Directors, as Chairman of its former Insurance Committee, and as a Board Member of his building. Eli expressed condolences, may Dick rest in peace.

1) **Transportation Update –** (09:33:00 a.m.)

Eli reported that the internal village bus routes have been running with very low ridership at night, except on evenings when there is a show at the Clubhouse. While operating costs keep rising, in coordination with Transdev, the Board is in the process of updating the evening schedule, with an announcement expected soon. The Sunday village bus service to the beach has been discontinued, as Broward County's Route 48 now operates on Sundays and provides direct service to the beach. The Route 48 schedule is posted at the door of the Clubhouse.

2) **Response to the Letter to the Editor of the CVE Reporter (Iguana Issue) –** (09:33:44 a.m.)

Eli addressed recent inquiries and Reporter articles regarding iguanas, noting that they are a village-wide issue because they are wild animals that move freely between common areas and private property, and individual associations. He stated CVE Master Management takes this issue very seriously and uses a professional service to monitor and mitigate iguanas on MM property but does not perform pest control or address other issues on private, individual association property. Eli said each association must work with its management company to determine its own approach. He emphasized that iguanas are a pervasive species throughout South Florida, cannot be fully eliminated, and are not unique to CVE. The Board urged each building to consult with its management company to develop a plan for their property.

(Refer to Video at Time Stamp for additional comments and information.)

3) **Main Guardhouse Opening Announcement** (09:35:17 a.m.)

Eli reported that the main guardhouse project is nearing completion and that MM is **tentatively** planning a grand opening ceremony for the first week of December, with a formal announcement to follow.

The ceremony will be available to view online through the live Hillsboro Gate construction camera on the Master Management website, centuryvillageeast.com. Eli thanked the MM staff; Val Smikle, Denis Barreto, and Robert Streather, the MM Board of Directors for their guidance, and Security for managing traffic during the project. He also thanked the community for its cooperation, noting that the process has been working out well.

Michael asked what is required by the city for the gate to be opened. Eli said 5 inspections are required; 2 have been completed and passed, with 3 remaining.

Treasurer's Report – Barry Warhoftig:

(09:37:05 a.m.)

October 2025 Financial Report –

For the month ending October 31, 2025, the Revenue was \$1,498,503 and Expenses were \$1,641,567. The Net Expenses exceeded Revenue by \$143,064. The YTD Revenue was \$14,991,455 and YTD Expenses were \$17,392,109. YTD Expenses exceeded Revenue by \$2,400,654.

The balance sheet shows Cash Equivalent of \$3,823,725. The Assessments Receivable on uncollected items were \$128,959. Total Assets were \$5,953,191 with Total Liabilities of \$5,355,171 and Total Equity of \$598,020.

Executive Director's Report – Vallen Smikle:

(09:38:40 a.m.)

Val welcomed all in-person and online attendees, thanked everyone for joining, and for taking the time to find out what's happening in their community. He said it is important to attend these meetings so residents' voices are heard and meaningful change can be made.

1) Val / Denis – CVE Master Management Projects Updates –

(09:38:55 a.m.)

a. Tree Trimming –

Val reported the community-wide tree trimming project has been completed. In addition to the regular thinning, the tops of the trees were also crowned, resulting in a more open appearance along Century Boulevard. Val was very pleased with the outcome.

2) Comcast Event Update –

09:40:54 a.m.)

Val announced that Comcast is holding an event today in the Le Club Theater and invited Star Carter, Store Manager, to briefly describe the program and provide an overview of upcoming Comcast events, noting that he would include additional details later in his report. Star informed that Xfinity is hosting an event at Le Club today from 11:00 a.m. to 3:00 p.m., with representatives available to assist with internet and other Xfinity services. She noted that residents who sign up for internet at the event will receive free same-day installation, and that complimentary Rita's Italian Ice and gifts with purchase will be provided. Star also highlighted a promotion offering savings of up to \$1,100 on a new iPhone, Samsung, or Motorola device with an eligible trade-in and thanked the community for its support. Val encouraged Residents to attend the Comcast event.

Michael asked about a \$30 internet plan he saw online that included a modem and he was told it was not available due to the community's bulk group status. Star replied the \$30 plan is not available but said a \$40 plan is available with autopay and paperless billing discount. She explained that Comcast is offering 1-year and 5-year promotional options and recommended the 5-year option to help residents lock in pricing and avoid rate increases. It is not a contract and there is no penalty if residents disconnect. He also asked whether the 5-year price would be \$40. Star explained that the \$40 rate applies to the 1-year deal and that 5-year pricing varies by various internet tiers. She encouraged residents to attend the event to review options and pricing based on individual needs. Michael asked whether the \$40 1-year offer includes equipment. Star confirmed the modem and unlimited data are included. Michael also asked about seasonal disconnection, and Star stated seasonal service can be applied within any promotion.

Les asked if sign-up can be done at the Xfinity Store, as well as at the event. He asked, as an example, if he entered into this and decided to change, could he just go to the store and they could handle the paperwork. Star said yes as opposed to calling the toll free number for assistance.

Amy welcomed back seasonal residents and encouraged them to visit the local Comcast store next to the Master Management office if they could not attend the event. She noted that community-specific promotions have been

introduced over the past six to eight months and advised residents to go in person rather than call the standard 1-800 number to access in-store deals.

A resident asked about the range of 5-year pricing and speeds. Star listed available tiers of 300 Mbps, 500 Mbps, 1 Gig, and 1.2 Gig and said 5-year promotional pricing generally ranges from approximately \$40 to \$95, depending on speed.

Val encouraged residents to go to the event as it is a good thing to hear about what is happening and thanked Star for attending.

Michael wanted to acknowledge Eli, adding that Eli and Val were instrumental in speaking with Comcast leadership to help secure offers for the community that are typically available outside Century Village.

Paul asked about pricing if residents use their own modem. Star said there is no price difference and residents can still receive the same promotions, though Comcast's modem is recommended so technical support can be provided. A resident asked whether rates increase after the promotional period. Star confirmed that both 1-year and 5-year offers are promotional pricing that will increase to everyday rates after the promotion ends, with everyday pricing generally ranging by speed, approximately \$80 to \$120.

A resident asked whether promotions apply only to new accounts. Star said pricing is available for both new and existing customers, though existing accounts may see different pricing than new customers.

A resident asked about a prior cellular promotion offered in October where if you signed up for cellular service it was free for a certain period of time. Star confirmed that a free Xfinity mobile unlimited line for 1 year may be available with both the 1-year and 5-year deals. Star confirmed that residents can sign up in the store or at the event and that changes for existing customers can be handled, including by calling 1-800-HELP.

Val advised Star would be available at the event next door beginning at 11:00 a.m.

(Refer to Video at Time Stamp for full discussion.)

3) Other Announcements –

(09:49:03 a.m.)

a. Tree Trimming (Continued) –

Val thanked Steve Wishnack for helping with the annual tree trimming, noting he spent hours driving around the village with Val to confirm which trees should be targeted. Val said he did not have the total number of trees to be trimmed at this time but would provide it at the next report.

b. Sink Hole –

Val thanked Eli Okun and Berkshire residents for reporting a potential sinkhole near Century Boulevard and Berkshire C and is currently being remediated, as well as the puncture hole in a pipe that was discovered.

c. Sidewalk Remediation –

Val advised MM has completed reviewing the common-area sidewalks it owns and has completed addressing any trip hazards.

d. Fountain –

Val reported the fountain near Islewood D, visible from the Boulevard, was down due to a motor issue and the motor is expected to be replaced today under warranty.

e. Holiday Lighting –

MM has implemented the holiday seasonal lighting that was completed, and residents should see the hubs along East Drive, West Drive, and Century Boulevard lit for the holidays.

f. Florida Department of Transportation (FDOT) –

Val informed FDOT is working at West Drive and Powerline Road powder coating the older 3 light poles there to improve their appearance.

g. Florida Power & Light (FPL) –

Val reported FPL is addressing an underground lighting issue affecting the village, SW 10th Street, and parts of Hillsboro Boulevard. He said MM installed temporary lighting in key areas, and will be reimbursed by FPL, and expects the issue to be resolved soon as crews are working on it daily.

h. Main Guardhouse –

Val showed a picture of the main guardhouse so everyone could understand the project. Commissioner Shanetzky had asked at the last public meeting about the completion date. Val noted there is a tentative date, but it depends on the final inspection, and they are currently in that final inspection phase.

He said they have passed the fire inspection, and that the team is working at the main gate to make sure everything is ready for residents. Val said they are very proud of the new entrance, thinks it has come out even better than expected. He asked residents to be patient, noting it should be open in a few more weeks.

Steve said the holiday lighting is beautiful and asked whether keeping it up year-round has ever been discussed, noting several people have inquired about it. Val said it was discussed before, but keeping the lights up all year would reduce the specialness. They did move up the installation date this year to around the 1st of November and extended the take-down to the first or second week of February, instead of the first or second week of January, to keep it special while allowing residents to enjoy it longer.

Michael asked about the progress of Parcel 4 of Central Park. Val said the Design Review Committee (DRC) process has been completed through planning and zoning and that they received the letter confirming that portion is satisfied. He said they are now entering the building department process and expects Calvin Giordano to expedite the submissions this week. Val said the process should take 2 to 3 weeks, ahead of December 12th, which is Calvin Giordano's last day servicing the City's building department. After December 12th, CAP Gov will be assigned to the building department, and the process could start over if approvals are not completed in time. Val said they are hopeful to obtain the permit for Parcel 4 of the park before the transition. Parcel 4 is located behind the Ashby, Berkshire, and Grantham community. He hoped to start work right after the holidays and hopefully be completed by spring of next year. He added that while working on Parcel 4, they will move to Parcel 1, located behind Ellesmere and Ventnor.

Michael asked if not completing the process with Calvin Giordano means a new organization that may put them back and review the whole process again. Val believes the City has to respect what was already approved, such as fire, and they would not go back and have a new fire inspector review it again. He said anything that has not yet been approved would be reviewed by the new inspectors. Val said they have already cleared this understanding with Sheila Oliver, the building department manager.

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

(09:55:37 a.m.)

Craig thanked the Board for the opportunity for Transdev to provide transportation services in the community and reaffirmed Transdev's commitment to providing the most efficient transportation possible.

1) Transportation Report –

a. Operations –

Craig reported all buses are currently running on time and fully staffed. Transdev is actively recruiting new CDL licensed drivers. He noted they unfortunately cannot hire from inside the community due to a conflict of interest, but said recommendations will be considered. He encouraged residents who know qualified CDL drivers to contact him with referrals so they can be reviewed and potentially trained.

b. Guard Gate –

Craig said the beautiful guard gate is coming soon, but it will require some changes to the Westbury route. He is working diligently with Val to make the transition as smooth as possible. There are options in place, and once they decide what those options are, they will execute them and communicate exactly how the change will affect residents.

c. West Bus Route –

Craig said there have been a lot of complaints about the west route and that he and Val plan to meet this week to confirm when to initiate the public Express Bus. He is working on another option that may bring significant changes to the west route, including adjustments so the bus will not return to the Clubhouse as late as it does now. Craig said he will discuss these changes with Val and Eli, and once approved, they will be implemented.

d. See Something, Say Something –

Craig asked residents to be mindful of their conduct while riding the buses, explaining that behavior on board affects both driver safety and the overall environment. He reminded everyone that a Passenger Conduct notice is posted on the window of each bus and that action may be taken for inappropriate behavior. Craig

encouraged all riders to be respectful toward one another and to help maintain a safe, orderly, and respectful transportation system.

e. Bus Fleet –

Craig said 2 buses are currently at Ford with failed engines. The bus service is not impacted because Transdev has enough spare buses to cover the routes. The engines will be replaced under warranty, so there is no cost to Transdev. Craig added that all buses have new engines and that of the 2 engine replacements so far this year, 1 has already failed due to a design issue rather than maintenance, and he is unsure what Ford is doing about it. He said the engine problems affect the reliability Transdev needs from the buses, but resident service remains unaffected due to the available spares.

Michael asked if Ford could cover so Transdev has full service of all buses all the time. Craig said full service is currently maintained through spare buses and noted that Transdev is not paying for labor or parts because the issues are covered under warranty. He added that the engine problem is a national issue and that Transdev is working with Ford to address it.

Les asked if the buses are relatively new. Craig confirmed they are 2022 models, about 3 years old. Les said the breakdown rate is horrible and asked if having more spares would be helpful. Val said that would be a Board decision and that the community pays for each bus. Craig said Ford is refusing to recall the buses due to the large number involved, but Transdev continues working with Ford toward a solution.

f. Thanksgiving Schedule –

Craig wished everyone a Happy Thanksgiving. He said the Clubhouse will be closed on Thanksgiving Day and transportation will be limited. He reported there will be no East route that day because the malls and most stores will be closed, though a few stores at Deerfield Mall and Walgreens will be open. He said the West route will be provided to cover those stores, starting at the regular time and ending at 4:00 p.m. on Thanksgiving Day. Craig said full service will resume the day after Thanksgiving, Black Friday, with the Clubhouse open and business as normal. Residents with questions can call him directly at 954-203-1312.

Amy commented, especially for newer residents, that the Master Management Connect app (little house icon) is available on Google Play and the Apple App Store and includes a live bus tracker. She said residents can track the buses in real time on a map while waiting at bus stops and encouraged everyone to download it as a helpful service for the village.

An audience member asked why there is not a stop for the Tri-Rail station, noting it provides convenient service to 3 major airports and many locations. Val said it has never been brought up before, but now that it was raised, he will bring it to the Board and see if it can be added to the schedule. He said it depends on timing, as the current routes are very tight, and changes can sometimes get pushback. Michael added that he has seen people walking with luggage to the station and said it is a good suggestion.

City Commissioner Daniel Shanetzky said he raised a Title VI-related item at the City Commission meeting on Tuesday regarding funding for a Broward County bus route in conjunction with Deerfield Beach. He is working to add a round-trip stop serving Century Village to Nina's Place (Deerfield Beach Community Cares), a food bank on SW 10th Street near Dixie Highway. He noted that as some residents struggle with rising grocery costs, the proposed route would help senior citizens and disabled senior citizens, with pickup potentially near the plaza or possibly within the village.

Allied Universal Security – Director of Security, Christopher Kelley:

10:05:18 a.m.)

1) Village Security Report –

Chris shared a few topics of concern in the Village.

a. Pedestrian Safety –

Chris encouraged drivers to stop at all 21 community crosswalks and wait until pedestrians have completely crossed the roadway before proceeding. He clarified that bicycles, anything with wheels, and all forms of electric transportation are considered vehicles, must stop at intersections, and do not have the right of way in crosswalks; only pedestrians on foot have the right of way. He noted a recent near miss on Century Boulevard near Berkshire, where a turning driver almost struck a bicyclist who was not paying attention, and

stressed the need for greater caution. The number to call in food vendors and guests is 833-773-0808. If callers are prompted for a PIN, this means your phone number(s) is not registered with Security and they should visit the office to register their phone, or use the Gate House Solutions app to manage guest access.

b. Bar Codes –

Chris reported that security issued 500 new vehicle barcodes this month, noting many older barcodes had not been replaced in several years. Barcodes typically last 3 to 4 years, but car washes and weather can cause them to fade or work inconsistently between gates. With the new gate system, residents are encouraged to ensure their barcodes are clean and in good condition. He added that the community is very active, with 78,000 vehicle movements recorded this week alone. Chris noted that residents keep security busy and reminded everyone to avoid unnecessary honking at the gates.

c. Clubhouse –

Chris reminded residents that a valid resident ID is required to enter the Clubhouse. Guests must present a photo ID and must be accompanied by the resident for the entire duration of their visit.

d. Statement –

Chris addressed recent social media concerns about potential package theft and reminded residents of proper reporting procedures. He emphasized that package theft is a crime and that any crime, emergency, or situation involving immediate danger must be reported directly to the Broward County Sheriff's Office by calling 911. Village security is not a law enforcement agency and is not armed or trained as first responders; when security observes an emergency, its first action is also to call 911. Master Management has relaunched the "911 is Number One" campaign to reinforce that residents must call 911 first in an emergency, not Village security. The campaign has been featured in the CVE Reporter and highlighted in the Master Management Insider. Security's role is to provide access control and to observe and report activity within the community. If security witnesses an incident, it documents and notifies the appropriate authorities, including law enforcement when necessary, but does not respond, investigate or intervene in crimes, which fall under BSO's jurisdiction. If residents witness package theft, suspicious activity, or any criminal or dangerous situation, they should contact BSO first and may notify security afterward. For non-emergency matters, he advised residents not to rely on social media, noting security does not monitor social media and information posted there does not reach the department. He directed residents to report concerns directly to the security department by phone, in person, or by speaking with a supervisor. He also reminded residents that while concerns may be raised at board meetings, issues must be reported through proper channels to be addressed, and thanked residents who consistently follow these procedures. Val expressed appreciation for his report and clear explanation.

Jeff thanked Chris for his report and efforts keeping the village safe, and asked if there was a current BSO traffic report or could at least confirm that BSO is still patrolling. Chris said the report had not yet come in but confirmed that BSO is out patrolling the community, noting a deputy was on property as early as 6:00 a.m. 2 days ago. When BSO comes in, they bring a white patrol sheet for him or another MM representative to sign, and he marks the hot spots where they would like coverage that day. BSO now calls him directly when they arrive on property, improving communication and coordination, thanks to the sheriff.

Les said when he moved in more than 6 years ago, packages were typically delivered directly to residents' units, but over the last year or 2 they have increasingly been left on the ground floor near the mailboxes, making it difficult for residents to know when a package has arrived if they are not specifically watching for it or notified by someone, and he asked when this change occurred. Amy confirmed she has experienced the same issue in her building and commented that many delivery drivers appear to be in a hurry and leave packages at the mail area even when orders specify delivered to door. She encouraged residents to contact the retailer or use the delivery app to report incorrect deliveries so the companies are aware of recurring issues with specific drivers. Les asked Val how this concern could be addressed. Val explained that many delivery drivers are independent contractors, not actual company employees, who work under a JPH (jobs per hour) system and are trying to fulfill a quota. The more packages they handle, the more they get paid, which is why they try to return to the depot as quickly as possible for additional packages. He noted that this is not a process individual customers can easily change, but encouraged residents to contact the delivery companies and file complaints, noting that collective feedback may help prompt improvements in their delivery practices.

Barry commented some delivery services, including Amazon, often ship packages to a local distribution center and then partner with the post office for final delivery.

He said many packages left at mailboxes or on the floor may be delivered by the post office, which may be unable to place them in smaller mail slots. He noted that this shared delivery process can make things complicated.

Amy said it is important to recognize positive efforts. She noted that many seasonal residents are returning and that this may be their first experience with the main guardhouse being closed, but said this should only be an issue for a couple of weeks. She praised security for doing an excellent job maintaining operations at the east and west gates and said she has seen proper procedures consistently enforced, noting an observation of an officer at the west gate retaining the ID of a driver attempting to access the residential lane without a bar code. She also thanked Kylie for her courteous assistance when Amy's sticker did not scan due to wear/moisture, and commended the security team for their strong performance over the last few months.

Paul said his building is receiving an increase in deliveries left on the first floor near the mailbox, especially in the high rises. He said it does not appear to be the post office and noted they have been taking pictures showing other delivery companies. Paul suggested each building collect pictures to determine whether the issue is tied to one company, so it can be reviewed in the future and the responsible carriers can be identified.

Steve praised FedEx for consistently delivering packages to his front door, including a recent large package, and noted they take a photo if no one is home. He also raised a security concern about drivers tailgating through the gate without waiting for the arm to come down, which is both a safety and a security issue. He noted the gate cycle is about five seconds and urged residents to wait for the arm to fully lower and rise before the next car proceeds.

Val stated he would handle security questions in a structured format, and requested residents with security questions for Director Kelly to line up at the podium/microphone. He asked each speaker to state their name, association, and have up to 3 minutes to speak.

Sandy J. (Durham O) addressed ongoing concerns about the current security patrol, saying many residents have observed behaviors suggesting the patrol is not providing the level of safety the community is paying for. She cited reported instances of patrol officers driving while texting with both hands, said she personally had to honk at officers stopped in the stop sign area while distracted by their phones, and also have videos of officers sleeping in cars at night. She said that with a \$1.7 million annual security budget, it is important to understand what the current Allied roving patrol can do, and stated that the patrol is observe and report only, without authority to stop suspicious individuals, detain anyone, or intervene when a crime is in progress, meaning their options are to write a report or call 911. She compared this with the enforcement capability of off-duty Broward County police officers in marked vehicles, who can stop and question suspicious individuals, detain or arrest suspects, investigate incidents on the spot, issue citations or warnings, coordinate backup, and serve as a visible deterrent. Sandy proposed a hybrid security model in which Allied continues staffing the 3 gates and the Clubhouse, while roving patrol is replaced by off-duty police officers in marked vehicles. She estimated off-duty officers average \$50 to \$60 per hour and suggested a pilot program, noting approximate annual costs of about \$87,600 for 4 hours per night, about \$146,000 for 8 hours per night, and about \$292,000 for extended coverage. She requested that the Board provide a budget and bring findings to the next meeting for a side-by-side comparison. Val thanked Ms. Jackson, asked for her contact information for follow-up, and said he would bring her proposal to the next Board workshop.

Joe C. (Oakridge P) commented that while he has been critical of Security in the past, he now sees professionalism and commended Chris and the security team for doing a great job, including during the main gate closure. He said the long lines at the gate show the guards are doing their job. Joe raised a concern about outdated vehicle barcodes, shared an example of an old barcode still being used by his stepdaughter, a former resident, and asked if there is a schedule for purging barcodes and reviewing the number of active barcodes. Chris responded security only tracks the tenants currently renting. The bar code is associated with the expiration on their badge. When the badge expires, the bar code deactivates, and CVE IDs are retained and residents will be permitted to enter 1 time so they can take care of it, unless a resident informs them it cannot be monitored. He also encouraged residents to thank the security staff for their efforts, noting that it goes a long way.

Geraldine V. (Lyndhurst E) questioned whether the Powerline Road pedestrian/bicycle gate was working. She appreciates security, adding the staff is very friendly. Val said gate sometimes trips the power and that an electrician is looking into it.

James V. (Oakridge T) said he recently purchased a unit in Westbury and is now concerned that after seeing the wall being built when he moved in, the work appeared to stop. He said it is now very easy to enter and exit the area where the wall ends and a picket fence is located.

He posted on social media because he didn't know what to do and has a photo of a man jumping the wall and exiting the property. He said he was told that if people jump the fence they will get eaten by an alligator. He noted there is at least 20 to 30 feet with land between the pond and the gate and he has a picture proving that there is land. He said the gate outside front is temporary construction fence with a lot of bends in it and a lot of areas where people can enter and exit. Val requested to view the photo noting that many areas are still being worked on. Chris said Mr. Venosa had come to the security office on Tuesday the 18th and showed him the picture and Chris attempted to reach him on Wednesday, adding the concern was brought to his attention. Chris said a fence jumper was going over the wrought iron fence and not the chain link fence over by Westbury by his residence. Val clarified that this is a resident and there are several residents he is aware of using this as a shortcut and noted that a former resident, James Collins, died in the Durham area 2 years ago after cutting through and drowned. Val said residents relatives and visitors also jump the gate going out to meet a ride and Master Management addresses it, even when it is employees of Association property management companies. Val mentioned over by the Westbury area there are some areas where the fence is being tested and that electrostatic paint is being implemented to make it very slick and harder to grip. We are not done with fencing in that area and Val asked residents to please be patient. A pedestrian gate still needs to be added. James added that there are areas under the picket metal fence where people can crawl through and Val advised this is being addressed. James asked if they are getting a new fence. Val advised there will be additional fencing along that area. Val also noted that the only area not moving forward in the same way is the fence along the canal at Durham, which belongs to the South Florida Water Management District, not CVE or Master Management. Mr. Venosa also asked what would be done for noise reduction being directly on Hillsboro Boulevard. Val said he would take the proposal under advisement and speak to the CVEMM Board, noting it would likely result in a later coupon increase if approved, and the estimate for that section alone would be about a million dollars. Val explained prior to the pandemic he received a price quote and spoke to South Florida Water Management District and that cost would be approximately \$420,000, also he would have to pay the city as he cannot work on the side of the canal as it is too soft and would have to have a lane closed on Hillsboro to work on and would have to pay an additional \$25,000 to the city to close a road or work at night. Going forward to 2025 that same cost is over \$1 million dollars.

Nicole L. (President of the Board, Durham G) said it is no longer possible to sit outside because the fence area is wide open and the landscaping/jungle that previously blocked the noise is gone. She said residents can now see directly into their property, traffic/car lights are beaming in and loss of security and noise concerns have increased. She said residents bought with the expectation of a wall.

A petition has started, and she is concerned about loss of value, security, and increased noise pollution. She asked what the expectations are for a wall or another solution and urged that the matter is urgent. Val said the dead trees were cleaned up and explained that a wall would be astronomical in cost and would affect the coupon. He said a possible solution is an 8-foot wrought iron fence and that he will take this to the Board before the next meeting. Val also said he is considering heavy padded noise-absorbing screens similar to those at the pickleball courts as a more cost effective option to address noise and privacy. He said he will consult with Josephine, further discuss with the Board, and offered his contact information for follow-up.

Nancy L. (252 Durham F, President of the Durham F Association) reiterated Nicole's comments regarding the noise concerns. She said she attended a meeting with Josephine and was told by a representative that a wall could not be done because 2 lanes on Hillsboro would have to be closed. She questioned why that is an issue now if the roads were previously closed to clear the landscaping/jungle. Val explained that the area consists of very soft sugar sand, requiring shoring, which is a heavy-duty process, and that obtaining a permit for that is very difficult. The easier, simpler solution is to look into a higher/taller fence and a matted screen that holds sound. Nancy asked about the budget timeframe and questioned what money may be available for 2026 and 2027. Val said he will bring the item before the Board prior to the December 18th meeting and that he does not know the numbers yet until he reviews them and presents them for the Board's decision. Nancy said Durham paid for the other walls to go up and said it makes no sense to her that they didn't get

anything out of it. She noted Markham does not have the wall and they paid for it as well and urged they need something since they paid for it. Val understood, will look into the numbers and share them with the Board on December 4th before the December 18th meeting. He also stated he has an open-door policy and encouraged residents to contact him for further communication. Nancy thanked the Durham supporters in the audience.

(Refer to Video at Time Stamp for full discussions.)

Business:

(10:45:08 a.m.)

Old – N/A

New – N/A

Announcement:

(10:45:17 a.m.)

The next CVE Master Management Public Board Meeting scheduled for Thursday, December 18th, at 9:30 a.m. in Activity Center Room A and via Zoom.

Eli wished everyone a happy and safe Thanksgiving.

Adjourn:

(10:46:24 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 December 18th, 2025.