



**Minutes of Master Management Board Meeting
February 18th, 2021**

President Eli Okun called to order the regular meeting of the elected volunteer Board of Directors of CVE Master Management at 9:31 a.m.

Roll Call:

Present - Eli Okun, Barry Warhoftig, Pat Bidol-Padva, Joe Maney, Gene Goldman, Joe Roboz, Lester Gerson

Remote - Pierre Laliberté, 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:

(9:33:23 a.m.)

The Board unanimously approved the Minutes of the January 21, 2021, MM Board Meeting and the February 11, 2021, Executive Session Meeting as presented.

President's Report - Eli Okun:

1) COVID-19 Vaccine Program -

(9:33:35 a.m.)

Eli reported the vaccination event was a success with 4,000 shots administered to the Residents. By request, the Village is on the Health Department's list to receive additional doses, if available, once Publix, Walmart, CVS, and Walgreens pharmacies are supplied. Residents will be informed when the next round of shots are available and will have another opportunity to sign up for the vaccination. Even if you received the shots, Eli urged all Residents to continue wearing a mask and social distance per CDC recommended guidelines.

2) Trash Issues -

(9:34:09 a.m.)

Eli alerted the City garbage trucks that service CVE have had some mechanical problems; therefore, the garbage pickup dates on several occasions have changed for various buildings. He hoped to make an announcement via e-mail very soon once the matter has been resolved.

3) Village Organizations -

(9:35:15 a.m.)

By suggestion at yesterday's COCVE meeting, Eli introduced a brochure called "The Guide to Village Organizations," describing MM, COCVE, and CenClub and their roles, responsibilities, websites, and up-to-date information. Eli recommended everyone pick one up at the ID or MM office to familiarize themselves with the three Village organizations.

Treasurer's Report - Joe Maney:

(9:36:21 a.m.)

January 2021 Financial Report -

For the month ending January 31, 2021, the Revenue was \$1,151,580 and Expenses were \$966,375. The Net Revenue exceeded Expenses by \$185,207.

The balance sheet is showing Cash on Hand of \$3,507,179. The Net Assessments Receivable on uncollected items was \$209,811. Total Assets were \$4,514,757 with Total Liabilities of \$2,905,313 and a Total Net Equity of \$1,609,445.

Executive Director's Report - Vallen Smikle:

(9:38:21 a.m.)

Val thanked the Board for assisting with the COVID-19 program and expressed gratitude for those who received the vaccination. He asked Residents as Eli said to wear a masks and social distance when out in the Community, on the bus, walkways, and pool areas.

1) Spring Projects -

(9:38:53 a.m.)

Val discussed the 2021 spring projects:

a. Ellesmere Land Bridge and West Drive Land Bridge -

Val was happy to report permits were received to move forward with construction the third week of February starting with Ellesmere. The civil engineering contractor, AE Engineering, and will provide a flagman to eliminate traffic disruption during the 45-day anticipated completion date.

b. Perimeter Wall -

(9:39:30 a.m.)

Val was also pleased to report the perimeter wall permit was received. The two-and-a-half-month project will begin at the Military side of the Community, from Farnham up to Swansea. The new 8-foot wall will have 24-foot-long panels with white capped columns at the ends to run parallel with the same color as Toll Brothers wall, which is mindful gray. The start date will be announced via e-mail blast once the vendor has established mobilization and gathered materials.

c. Main Guardhouse -

(9:40:26 a.m.)

Val was happy to inform the permit for the Main Gate was submitted and work is on target to begin this spring, hopefully April. To date, new landscaping, road design, technology, and a Security Office are part of the project. To see the design, Val directed Residents to keepingcvebeautiful.com and click on the projects tab for the dropdown panel. Val emphasized the importance for Residents to have patience and stop and wait for the arm bar to raise up before proceeding through the East, West, and Main gates.

d. Pressure Washer -

(9:41:49 a.m.)

Val informed MM purchased a pressure washer to clean and maintain the new items installed in the Village. As an example, he advised the washing of the ADA walking paths, bus shelters and benches, the tennis courts, etc. and advised that this is MM activity and will continue throughout the Village common areas.

- e. Lighting Project - **(9:42:28 a.m.)**
Val was excited to report the Board's approval for the final financial piece for the lighting project for Phase 3 and 4 with the goal to complete the majority of Phase 3 by the end of the year and be finished with the project next year. To date, 78 low-rise and all high-rise buildings have been completed. Additional supplies and poles were ordered for additional lighting and the dark areas in the Village. Val reported last week Deerfield Beach's City Commission approved LED lighting upgrades in the City and once complete, will go into the Village to replace the 34 City-owned light fixtures in the Village at no cost to MM or the Community and will start with the SW 10th Street, Tilford, and Ventnor corridors.
- f. Lake Fountains - **(9:43:36 a.m.)**
Val presented a map indicating where Phase 1 of the Village lake fountains were installed last year and where the Phase 2 fountains will go this year.
The map can be viewed at keepingcvebeautiful.com.
- g. Bus Shelters - **(9:44:07 a.m.)**
Val acknowledged the many requests for additional bus shelters and advised this is on the program for the summer projects, as well as Tilford pool and court improvements.

Val reminded everyone the COVID-19 vaccination card includes MM information, where to go, and stay in the know. He referred Residents to the CVE Insider for more information.

- h. Utility Wraps - **(9:44:53 a.m.)**
Val stated Denis Barreto and the Beautification Committee have been selecting wraps for the utility boxes throughout the Village. The first wrap will be installed and protect the Tilford pool's AT&T box damaged by the hard water.
- i. FDOT - **(9:45:16 a.m.)**
Val indicated there was no update to offer. He referred Residents to the SW 10th Street Project website or FDOT.gov for the latest information.
- j. CVE MM Property General Maintenance - **(9:45:34 a.m.)**
Val informed the Tilford pool bathroom repairs would be completed today and will begin replacing the roof of the MM office building; this will take approximately three weeks to complete, followed by the Activity Center and Le Club Complex with new roofs for all 3 buildings to be completed by the end of this year.

Val advised Code Enforcement was invited to the meeting to discuss numerous issues throughout the Village regarding trash, masks, and permitting issues. (Refer to Video at Time Stamp 9:52:17 for full discussion.) Next, he introduced Robert Streater, Director of Operations, to discuss the paving project.

2) Robert Streater – 2021 Paving Project - (9:47:12 a.m.)

a. Robert stated the seven-year paving project is in its sixth year this summer. Contractor, Five Star, will be paving the roadways and parking areas of Grantham, Ashby, Berkshire, Keswick, and Islewood to commence in June. The exact date and details will be sent via e-mail blast and posted at these buildings. Residents are required to move their vehicles from their respective areas the day prior to paving. Contact MM to sign up for important MM communications. For questions regarding the 2021 paving project contact Robert Streater. Other roadway enhancements include the addition of French drains and concrete plumes for proper drainage to alleviate pooling water. He pointed out maintenance technician, Richard Nieves, has been promptly repairing identified potholes.

b. Landscaping - (9:49:10 a.m.)

Robert advised MM's preferred vendor, Brightview Landscaping, has scheduled the biannual tree trimming of the palm trees in March. The annual hardwood trees belonging to MM lining Century Boulevard, East Drive, and West Drive have also been scheduled for trimming. He encouraged Residents to communicate with their property manager or a landscape arborist to schedule annual tree trimmings for beautification and safety purposes. Loose limbs are a hazard. Brightview will also be installing annuals this spring at our major intersection traffic hubs which are at East Drive and Century Boulevard, West Drive and Century Boulevard and the first traffic stop sign when you enter from Hillsboro, as well as the main entrance for Residents and visitors to take advantage of.

Robert requested Residents contact him for paving and landscaping matters. Per Member inquiry, Robert advised the paving will begin in June, the specific date has not been determined. The plan is to begin in the Grantham area, then move east to Ashby, continue towards Berkshire, then onto Keswick, and lastly Islewood for 2021. Markham, Lyndhurst, and one roadway in front of Farnham will be completed in 2022. Eli thanked Robert for all his time and efforts throughout the Village.

Special Quest Speaker – City of Deerfield Beach Code Enforcement: (9:52:17 a.m.)

Lenore Graber, Senior Code Compliance Inspector for the City of Deerfield Beach introduced herself; explained City Inspector, Sheryl Salvage, was responsible for handling work without permit issues; and Silvo Bacca's role is trash collection in the Village. She informed she was in constant contact with Vice Mayor Bernie Parness, and Code Enforcement is in the Village almost daily addressing bulk trash, permits, and mask violations. She asked Residents to call with personal knowledge and/or witnessing and/or capturing the event to preserve and gather evidence for court in order to receive a judgement in their favor.

Lenore discussed the thousands of social distancing and masks complaints received by the City and within the Village and was happy to assist and do what she could to keep the Village healthy and safe. Lenore said Sheryl is in the Village just about every day.

Lenore introduced Sheryl Salvage. She has worked with Code Enforcement in the Village for CVE for over a year and a half. She addressed the importance of securing a permit before anything is modified in a residence to avoid being cited, adding she was there to help. She remarked half her case load was Century Village matters and requested Residents contact her via e-mail at ssalvage@cgasolutions.com if they are aware of new building Presidents elected so they can update their list and are able to address questions and concerns. She mentioned that seasonal residents are not always aware of work that is going on. She said people are not realizing that contractors are not getting permits for the work they are doing. They are getting told and are paying for a permit, yet there is no permit in the system. She referenced a situation where a new President was told by a contractor that they do not need permits for anything except for their windows. Sheryl wanted to be very clear to everyone. You need a permit for every single thing you do to your property; you change your toilet, you change your vanity; you change your kitchen sink – you need a permit. As long as you keep in contact with Sheryl, she will work with you; she cannot assist if you do not contact her. She would like everyone to please act as observers in the community and if you see something, you are welcome to take a picture and send it to Sheryl, and this can be done anonymously.

Via chat inquiries, Sheryl said she would gather information regarding bikes under the stairwells and get back to us. She stated unfortunately there were no fines for individuals not wearing a mask in public spaces.

Allied Universal Security - Security Director - Don Williams:

(10:02:13 a.m.)

- 1) Speeding and stop signs -
Don advised BSO was posted in various locations and was aware of the speeding in the Village, particularly in the Tilford area by Le Club, and requested Tilford R, T, U sign up for BSO patrol.
- 2) Spam -
Don informed e-mails and phone calls seeking to solicit personal information was likely spam and suggested Residents go directly to the company's web browser for accurate links and direct contact information.
- 3) Security Staff -
Don reported former Assistant Director of Security, Jonathan Zayas, has been promoted and relocated to Tampa to be near family. Don expressed gratitude for his efforts, noting he was actively seeking a replacement.

Don thanked Code Enforcement for their assistance in the Village with the bulk trash and mask concern.

Business:

(10:04:06 a.m.)

Old -

New -

Motion made by Joe Maney to retain Keefe McCullough CPA+ Trusted Advisors in 2021 to conduct the 2020 fiscal year audit; the price not to exceed \$12,500. The motion was seconded by Gene Goldman. The motion passed unanimously.

Member Comments:

(10:06:19 a.m.)

Michael wished everybody a wonderful season. He was appreciative there were more people in the Village. He pointed out COVID-19 was still highly contagious and people need to take precautions, adding vaccinated individuals can still get sick.

Les thanked everybody for being elected to the MM Board. He noted that many interesting Village issues were being discussed and planned to continue making Century Village a wonderful place to live. Lastly, he remarked how beautiful the weather was.

Joe M. thanked everybody who voted him back on the Board as Treasurer. He wished everybody a good season.

Gene concurred with Mike regarding the COVID-19 concerns, adding one can still get and transmit the virus post vaccination and this is an issue of respect and decency to the community. He urged everybody be careful, wear a mask in public, and abide by the recommendations.

Pat thanked the MM staff and Val for their rapid action repairing the Ellesmere bridge, while still being able to access the condos during construction.

Barry reiterated the pedestrian and bicycle safety concerns were worth mentioning every month. He reminded Residents they must be within a designated crosswalk in order to safely and legally cross the street. He advised the pedestrians and bicycle riders utilizing the roadways and are putting their safety in great jeopardy and advised not to do it to avoid a tragic accident. Barry expressed gratitude and complimented the MM staff for their responsiveness in addressing every comment, suggestion, and issue presented. He hoped everyone was doing well who may be in a difficult situation and could not make it to the great South Florida weather.

Joe R. thanked MM and the Community for making the COVID-19 program a success. He stated it was comforting to be in the Village, adding outside people are envious and the road conditions and weather up north was not a better place to be.

Announcement:

(10:15:11 a.m.)

The next regular MM Board meeting will be held on Thursday, March 18, 2020, at 9:30 a.m. An announcement and an e-mail blast will be sent as a reminder.

Adjourn:

(10:15:34 a.m.)

Meeting was adjourned at 10:15 a.m.

(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.cvedb.com. Meetings may also be viewed on our Community TV Channel 98.)

Respectfully submitted on behalf of,

Pat Bidol-Padva
Secretary
CVEMM Board of Directors

The signature above indicates only that these are the minutes adopted by the Board of Directors in open session on March 18th, 2021.