



Minutes of Master Management Board Meeting
March 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, Michael Routburg, Lester Gerson

Remote - Pierre Laliberté, Joe Roboz (entered the dais at 9:54 a.m.)

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:

(9:33:15 a.m.)

The Board unanimously approved the Minutes of the February 18, 2021, MM Board Meeting Minutes as presented.

President's Report - Eli Okun:

1) Bicycles -

(9:33:39 a.m.)

Eli addressed the bicycle and pedestrian safety concerns on Century Boulevard brought up at the COOCVE and Area Chair meetings, advising the Board has been working for a resolution. In the meantime, Eli asked for bicyclists to add bells or horns as a courtesy.

Michael suggested installing bicycle lights, particularly at night. Eli concurred.

2) BSO Patrol -

(9:35:08 a.m.)

In addition to regular Village patrol, by request Eli informed starting this week BSO detail would be increased from five days to seven days a week at MM's expense and will continue patrolling the back roads, Tilford, etc. to catch speeding over the 15-mile an hour limit. Eli urged Residents to follow the rules and regulations to avoid being ticketed.

3) Gate Access -

(9:36:04 a.m.)

Eli requested Residents slow down when approaching the arm bars at the East and West Gate exit lanes to avoid further damage from cars hitting them. Also, at the East and West Gate there has been an issue with both arms going up simultaneously occasionally. He pointed out TEM was working to resolve the arm bars raising at the same time, due to a computer glitch, and asked Residents to look over particularly at the East and West Gate to ensure the other side is clear before proceeding. He wanted Residents to be aware to avoid an accident.

Per Member inquiry, Val advised MM legal counsel confirmed there was no way to enforce horns, bells, and bike lighting, and can only be requested asking people to follow for the safety and courtesy of others.

Treasurer's Report - Joe Maney:

(9:38:53 a.m.)

February 2021 Financial Report -

For the month ending February 28, 2021, the Revenue was \$1,089,888 and Expenses were \$1,036,376. The Net Revenue exceeded Expenses by \$53,512. YTD Revenue was \$2,241,294 and YTD Expenses were \$2,028,525. The YTD Revenue exceeded Expenses by \$212,770.

The balance sheet is showing Cash on Hand of \$3,420,048. The Net Assessments Receivable on uncollected items was \$207,361. Total Assets were \$4,429,389 with Total Liabilities of \$2,811,682 and a Total Net Equity of \$1,617,707.

Executive Director's Report - Vallen Smikle:

(9:40:23 a.m.)

Val thanked the audience for watching the meeting where the best information possible is offered.

Moving away from the agenda, Val discussed the following:

Sink Hole -

He alerted to a sinkhole development behind Cambridge A, advising it was a city issue and have dispatched a crew to investigate and repair the area. Val and the city will keep the Community and associations informed.

Pool Gossip -

Val expressed the importance for MM to discuss and reiterate progress steps and future project updates frequently to recap events, avoid problems, interference, address organizational and Community concerns and ensure all processes are followed. Val remarked Community development is taken very seriously to be best in class. He said the staff has been gathering information from like communities to bring those best practice elements to CVE.

1) 2021 Project Update -

(9:42:52 a.m.)

a. Perimeter Wall -

Val was pleased to report the permit for the perimeter wall was received and now awaiting the vendor to manufacturer the wall and contract a landscape vendor per city request and to add plantings to the walls. The wall will be an 8-foot wall with each panel being 20 feet long with capped columns in the color Mindful Gray to coincide with the guardhouses, as well as Toll Brother's wall so they will match. He hoped to start the project soon and will post updates when available. (A depiction was on display.)

b. Main Gate -

(9:44:54 a.m.)

Val looked forward to the new Main Gate and amenity, stating he hoped to have the permit back by the end of next month to add an additional water feature amenity behind the main entrance monument. (A depiction was on display.)

- c. Military Trail - (9:45:26 a.m.)
Along with the installation of the do not block the box markings, MM will be following Toll Brother's idea to add a 270-foot-long right turn lane off of Military Trail onto East Drive to ease traffic congestion as well as city signage indicating the turn onto East Drive. Upon completion, BSO will be stationed for one month to ensure the entrance is not blocked. (A depiction was on display.)

For project details discussed above, visit keepingcvebeautiful.com.

- 2) Ongoing Projects - (9:46:37 a.m.)
a. Lighting Project -
Val reported 80 low-rise buildings have been completed as part of Phase 3 of the lighting project and continues weekly. Val asked the low-rise buildings to contact Project Manager, Denis Barreto, and Customer Service 954-421-5566 to sign the contract for MM to install two flood lights to speed up the process and move forward with illuminating the parking lots and enhance Village beautification.

Val informed project discussions could take all day, and directed Residents to the website posted on the podium: keepingcvebeautiful.com and centuryvillageeast.com for links to the CenClub, COOCVE, and the City of Deerfield Beach websites for the most up-to-date information. Don Williams, Director of Security, was on vacation and introduced Doreen Duque to discuss Village security matters.

Allied Universal Security - Guest Speaker: Doreen Duque: (9:48:55 a.m.)

- 1) Traffic -
Doreen reported Residents were still speeding and running stop signs, noting 12 tickets and 7 warnings were issued by BSO in January; in February there were 10 tickets and 7 warnings. She requested Residents to be really careful, and make a full stop at the East and West Gate to avoid hitting the arm bars, and to not tailgate. She stated phone calls would be made starting next alerting Residents to come pick up their bar codes if they have not done so.
- 2) Masks -
CenClub mask rules have been eased, however guests are still not allowed in the Clubhouse or recreational facilities
- 3) Bulk Trash -
Doreen stated bulk trash may only go out Thursday for Friday pickup or risk being cited by Code Enforcement.
- 4) Security Staff -
Three guards were hired for security, one from 11:00 to 7:00, and were in the process of vetting candidates for scheduling and billing.

Doreen stated the East and West Gate barcode access has worked beautifully. Following inquiries, she confirmed bulk trash goes out Thursday for Friday pickup only; she would talk with Robert to repair the lighting on the arm bars; and confirmed BSO was still issuing tickets and reiterated the report was from January and February. (Refer to Time Stamp on video for the full discussion.)

Business:

(9:53:05 a.m.)

Old -

New -

Member Comments:

(9:53:14 a.m.)

Eli wished everybody a Happy Passover and/or Happy Easter, and Happy Holidays.

Les wished a Happy Passover and Happy Easter to everybody at Century Village.

Gene wished a good Holiday to everybody.

Michael wished a happy and safe Holiday to everybody. He congratulated re-elected Commissioner, Bernie Parness, wished him good luck, and hopeful for his assistance.

Barry wished everybody a Happy Easter and Happy Passover. He desired repeating his monthly messages by firstly addressing the pedestrian and bicyclists on Century Boulevard, East Drive, and West Drive, and reiterated the importance of utilizing the designated crosswalks for right-of-way and safety, reminding Residents the Community was a senior population, and you put yourself in danger when traveling on the open roadways without caution and that the pathways are multi-purpose use. As mentioned, the Board was actively seeking a resolution. He witnessed about 15 people within 1,200 feet of each other and requested Residents be mindful the virus was still contagious. He suggested Residents wear a mask around their chin until needed. He looked forward to the perimeter wall installation on Military Trail to ease Resident minds and to address the long-standing Village safety concerns.

Joe M. welcomed Joe Roboz and wished everyone Happy Holidays.

Pat wished a Happy Passover and Happy Easter. As a Resident of Ellesmere, she expressed deep appreciation on behalf of herself and the area Residents, for the prompt repairs and smooth transition in and out of the area during the Ellesmere bridge repairs. She concurred with Barry, and urged Residents to continue wearing a mask as needed to protect the Community.

Gene reminded the Community's age group was still vulnerable to contracting and spreading the virus post vaccination, noting a case involving a couple who recently died after both received the shot. He felt Pat and Barry's comments were really important.

Michael shared a story of two individuals next door both had the vaccination and ended up in the hospital. He implored Residents not feeling well, to get checked out, and hoped to have a mask burning party at some point.

Joe R. wished a Happy Passover and Happy Easter to all the Residents. He thanked Val and his staff for their years of planning efforts and involvement with code enforcement, the Deerfield Beach Building Department, and objections. The process is lengthy, time consuming, and a lot of dedication on behalf of the staff and Board Members, especially obtaining Village permits, adding it was difficult to do remotely. He expressed gratitude and wished everyone well.

Announcement:

(10:04:30 a.m.)

The next regular MM Board meeting will be held on Thursday, April 15, 2020, at 9:30 a.m. Meeting announcement and the agenda will be provided to stay informed.

Val was happy to report the following items scheduled for completion: The Ellesmere land bridge and West Drive repairs were on target for completion by the end of the month; and the main MM office at the 3501 address will have the roof replacement completed by the end of the week and hoped to start the Activity Center and Le Club Complex roofs in the wintertime. He concurred with Joe R.'s comment, the project planning was a lengthy process and try to plan out a year or two in advance when possible. He reminded although Covid-19 had slowed down the process and rippled across the industry, MM was working diligently to get things accomplished. He expressed appreciation to the Residents, on behalf of himself and MM, for the thank you cards and emails posted in the office. Lastly, he wished everyone a Happy Passover and Happy Easter.

Adjourn:

(10:06:42 a.m.)

Meeting was adjourned at 10:06 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 April 15th, 2021.