



## Minutes of Master Management Board Meeting

April 15<sup>th</sup>, 2021

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

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:**

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

### **Reports:**

#### **A. President's Report - Eli Okun:**

##### 1) COVID-19 Update -

Eli announced the Florida Department of Health in collaboration with the Broward County Parks and Recreation Division of the Sheriff's office will be operating the site at Quiet Waters Park offering the free Pfizer vaccine for all eligible residents per state and federal guidelines. The site is directly across the street on Powerline Road. The drive-thru hours of operation are 8:00 a.m. to 4:00 p.m. Sunday through Thursday, closed Fridays and Saturdays. Registration for an appointment is required at [myvaccine.fl.gov/site/broward](https://myvaccine.fl.gov/site/broward) or call 866-201-6313. At this time there has been no mention of a Pfizer booster shot. If a Pfizer booster shot becomes necessary in the future, both the county and Master Management has a list and information on how to reach those people who received their vaccines in Century Village. We will contact you and give you additional information at that time if a booster becomes necessary.

##### 2) Bulk Trash Update - Robert Streather, Director of Operations -

Robert informed bulk trash is picked up once per week on Friday's and may only be taken out on Thursdays for Friday pickup. Do not block access to the dumpsters, obstructing pedestrians, or traffic with debris. The City of Deerfield Beach Recycling Drop-Off Center located at 401 SW 4th Street, Deerfield Beach, is open 8:00 a.m. to 4:00 p.m. Tuesday through Friday and Monday and Saturday 8:00 a.m. to 12:00 p.m., for drop-off of the following materials not permitted in the Village dumpsters nor bulk trash: paint, televisions, tires, motor oil, car batteries, electronics, and printers with toner. If you see something, say something.

Robert asked residents to document the activity, if possible, to help keep the Village clean and hold neighbors and contractors accountable. Robert stated anyone hired to perform work in a unit must take their material with them. Contact MM Customer Service for questions.

- a. Guest Speaker - Broward County Contractor Licensing Enforcement, Roy Aiken - provided an overview of his 25 years' professional experience with the Broward County Code Enforcement, involving contractor licensing enforcement, etc. He discussed the aspects of hiring a contractor, what to look for, and what is legal and what's not, contractor rules and regulations, and licensing and permitting. Our Department regulates contractors that are licensed through Broward County and regulate and issue fines on unlicensed contractors. Everything you do in the construction industry relating to construction requires a license; not everything requires a permit. The only three things that do not require a license in Broward County are screen enclosures (as long as you do not touch the frame), pressure washing, and carpeting. We also regulate tree trimmers. If you hire someone to cut or trim trees in Broward County, a license is required.

Questions and comments ensued by Members. Eli advised comments/questions received via Master Management Chat would be addressed at Open Mic. **[Refer to video for the full presentation.]**

Roy brought colleague with him, Carlos. Broward County enacted a program approximately 4 years ago called Inspector Trainee Program, and Carlos was one of the first that came through that umbrella and is now a fully licensed inspector through the County. Residents can call (954) 765-4400 for questions concerning licensing and permitting.

Val and Robert thanked Roy and Carlos for the very valuable presentation. He summed up most work in units require a permit and all work requires a license; hold residents accountable; advising a permit should be posted in the window. If you are unsure, contact Robert or Customer Service. Also, Robert drew attention to the new MM PROUD Campaign called CVE PROUD, Prevent and Report Our Unlawful Dumping, and was posted in the recent MM Insider to raise awareness, shine a spotlight on violators and address bulk trash problems. In addition to stepping up enforcement, MM has met with code officials and will be given a monthly compilation of violators to be published in the monthly MM Insider Wall of Shame in hopes public shaming will be a deterrent. Let your violating neighbor know you will not tolerate people turning the Village into a dumping ground.

4) 2021 Paving Project - Robert -

Robert reported permitting for the summer paving is expected soon for Five Star to proceed this summer with the Grantham, Ashby, Berkshire, Keswick, and Ellesmere Associations and we will be paving in that order. A weekly schedule will be posted in advance via the MM websites, email blasts, and association buildings with detailed instruction on when and where to move your vehicle. For questions regarding paving of the parking spaces contact Robert, Customer Service, or Ray DePerro with Five Star. For parking bumpers or striping questions, contact Ray.

Robert discussed the recent inspection of the Village palm trees by MM vendor, The Palm Doctor, for possible Lethal Bronzing disease following one incident of a dead palm tree on CVE property with confirmed Lethal Bronzing which raised a lot of concern. Robert was happy to report the good news there was no indication of the disease in the Village or Associations or on MM property, advising inspections will continue weekly.

Following inquiry of the palms along Military Drive, Robert advised the trees were newly installed by the city and died from lack of irrigation in the area. Robert corrected the above-mentioned paving area scheduled for paving was Islewood and not Ellesmere for 2021.

**B. Treasurer's Report - Joe Maney:**

March 2021 Financial Report -

For the month ending March 31, 2021, the Revenue was \$1,102,874 and Expenses were \$1,108,048. The Net Expenses exceeded Revenue by \$5,175. YTD Revenue was \$3,344,168 and YTD Expenses were \$3,146,898. The YTD Revenue exceeded Expenses by \$197,270.

The balance sheet is showing Cash on Hand of \$3,401,590. The Net Assessments Receivable on uncollected items was \$195,542. Total Assets were \$4,377,874 with Total Liabilities of \$2,775,848 and a Total Net Equity of \$1,602,026.

**C. Executive Director's Report - Vallen Smikle:**

Val expressed gratitude to Code Enforcement for their time. He indicated the CVE MM activities helping to improve the quality of life in the Village will be repeated monthly.

1) Transportation -

Val stated the Board strives to enhance the bus transportation in the Village by working to better the community and ridership experience with timeliness, maintenance, and quality with a clean look. MM will be exploring the most energy-efficient model buses that work best for the community when the January 2022 contract for bus selection is offered. He hoped to have a presentation at the September meeting as there is no meeting scheduled for July or August. He stated MM will do their best to incorporate all suggestions received, by contacting the Customer Service office. Many ideas have already been submitted by the Village Safety Manager, Ire, adding safety first.

2) Guardhouse Update -

Val said the goal this year is to complete replacement of the Main Gate, the last of three gatehouses constructed by Butters Construction. The new gatehouses are an attractive amenity featuring safety and rider efficiency. He asked residents to respect and obey all traffic signs, complete stops, and don't rubberneck and to share this information with guests. Val was happy to report the East Gate arm technology has been repaired and hoped to have the West Gate resolved this week. Val informed the Main Gate permit was amended to have the structure set further back, added landscape, and a fountain and asked for patience pending permit approval.

He directed residents to [KeepingCVEBeautiful.com](http://KeepingCVEBeautiful.com), click on current projects tab to see the design and layout, adding CVE will be more of a jewel and be a shining beacon to all Villages in South Florida.

Val expressed the importance of ensuring your contractor is properly licensed and insured for your own insurance and safety protection. Per Member inquiry, Val advised the cost to replace the arm bar at guardhouses was a minimum of \$400 at expense of the driver. Slow down when proceeding through the gates.

3) Irrigation -

Val informed the sprinklers are maintained by MM and anyone can call to request inspection. He asked for patience as work orders are currently two weeks behind and we continue to work diligently to resolve. Val expressed appreciation for residents who call and report trash, limbs, etc. on the property and MM will do their best to resolve the matter as soon as possible.

Val referred residents to the May CVE Insider for an understanding in simpler terms what was discussed at today's presentation by the Broward County Code Enforcement regarding contractor responsibility, licensing, permitting, etc. He directed residents to contact MM Customer Service at 954-421-5566 or at [CenturyVillageEast.com](http://CenturyVillageEast.com) to report, insert comments, and alert others.

4) All 2021 Projects Update -

a. Spring -

Val indicated the main guardhouse development was the priority followed by the perimeter wall. Once the permit is received to remove the trees surrounding the wall, planting in the wall will ensue pending review of the demo proposed by project manager, Denis Barreto, in conjunction with the MM tree vendor and arborist. On Monday BSO will be conducting a traffic study to monitor the Village traffic exiting onto Military Drive and to determine the need for a Do Not Block the Box indicator as it conflicts with County ordinance. Updates will be announced when available.

b. Summer Projects -

Val reported Denis has been diligently working with the Beautification Committee to contract a vendor and design selection to begin this summer. For the latest fountain installation location and pictures visit [keepingcvbeautiful.com](http://keepingcvbeautiful.com) under Current Projects tab.

Per Member inquiry regarding the utility boxes, Val informed the goal was to wrap the majority of the larger boxes, adding some boxes cannot be wrapped like the small Comcast boxes. The focus is the AT&T and FPL boxes first. AT&T has removed all their old equipment and now waiting for Comcast. The utility boxes in poor condition will be assessed by Denis and Robert for potential removal. A presentation will be made in June Public Board Meeting.

c. Projects Continued -

Val announced the new roof on the MM office is complete and hoped to complete the roof replacements on the Le Club Complex and Activity Center by the end of the year. The Ellesmere and the West Drive land bridges are complete and remediation, new grass, and paint application will follow and match the same Mindful Gray color of the guardhouses and West Drive wall belonging to Quiet Waters. Plans to do some work at the Main Guardhouse and Century Plaza to straighten out the road for ease of access will be announced closer to date.

**D. Allied Universal Security - Security Director - Don Williams:**

Don thanked Doreen for her lead at last month's meeting.

1) Village Security Report -

a. Service Calls -

Don reported the recent false fire alarm triggered the fire department to be called as the building President was unable to be reached to determine what fire company the particular building used to turn off the system. Therefore, Don said he would contact the building Presidents and create a list of alarm and elevator service companies so the Security team can assist in the future. Don will also inquire with the building Presidents how they wish to proceed with parked cars with expired registration with the suggestion of towing the vehicle to eliminate the eyesore.

b. BSO -

Don informed for the month of March BSO had done a good job reporting 22 citations and 6 warnings were issued.

c. Staff -

Newly hired Assistant Director of Security, Michael Dipietro, has put in his two week notice with the Texas Border Patrol, and Don hoped to have him on board by the end of the month. Don stated three new officers were hired and said further Security training including Customer Service, resident interaction, and safety improvements continue.

Don advised he hired 3 new officers. He also wanted to let everyone know that Security is doing some Customer Service training with everyone for the next few months to review stronger Customer Service skills for better interaction with residents, as well as reviewing safety issues considering summer is coming up, Don wanted to ensure everyone was safe.

Per member inquiries Don advised that there are three roving vehicles in the Village. One runs from 11:00 AM to 7:00 PM to cover the busy time of the day so that we can respond to more events that take place. Don was also asked about his contacting all building Presidents or some building Presidents about cars with expired tags and that possibly some of these tags that are expired might be due to the fact that they have not come to the Village due to COVID.

He encouraged vehicle owners to contact their building President to advise them of their situation, as each designated parking space is the building's responsibility and have the final decision regarding removal of vehicles from the property.

Discussion ensued regarding Security's duties and responsibilities regarding slip and falls and injury. Don said to call 911 first and then Security in the event of a fall and that there are buttons at the pools that are a direct link to 911 and the button does not notify Security. Val followed up with the three roles of Security: One is access control in community; two is to observe an issue; and three, report, and nothing beyond that. Contact 911 for everything else. The paramedics located at the Clubhouse service the Clubhouse only.

Questions and comments ensued regarding speeding along Tilford, BSO patrol in the Village, and tracking traffic in and out of the Village. The bronzing question posed by resident, Marvin Otto

of Oakridge P was discussed above and will not be read at Open Mic, adding True Green was their vendor of choice for tree removal. [Refer to video for full discussion.]

6) 2021 Lighting Project - Denis Barreto -

Denis Barreto informed the lighting project was in its final stages. To date, 90 buildings have been completed and light poles and Cobra headlamps are on order and scheduled for deliver at the end of May and will begin installation pending the electrical permit. This will finalize the lighting project, so if there are any buildings that want to be included in the lighting project and put on the schedule to lease contact Denis Baretto, Casey Snider, or Customer Service for more information and to sign the MM contract for added lighting for the parking lots only. All hi-rises have been completed.

For clarification, Val indicated the lighting project was in phase 3 of 4 with 94 buildings to be completed by the end of the week. For weekly project updates published every Monday, visit KeepingCVEBeautiful.com under current tab for the next set of buildings scheduled in order of contract sign-up date. Discussion ensued regarding lighting. Joe R. remarked lighting has been the building's responsibility for the past 45 years and was a great safety amenity. Denis noted the added lighting was for parking lots, as well as dark spaces between the dumpsters. Gene informed once the MM lighting has been installed and then tampered with, the contract and warranty are void. Val said Phase 4 of the lighting project are being developed for Board approval with the assistance of Michael and Denis. Contact Denis or Customer Service for more information and to sign up for the lighting project.

**Business:**

**Old** -

**New** -

**Member Comments:**

Joe R. addressed the building Presidents by stating the importance of monitoring contractors hired by the unit owners are properly licensed and permitted and was their responsibility.

Pat thanked the residents for attending the meeting. She expressed her appreciation to MM for their efforts. She referred to the newsletter Val referenced regarding the licensing and permitting conditions, adding the homeowner is liable once they obtain the permit at request of the contractor.

Barry reiterated the importance of exercising caution when crossing the main roadways at Century Boulevard, East Drive, and West Drive and to always walk in designated crosswalks for accountability. He implored residents to use the walkways and stay out of the roadways, there are many unsuspecting drivers. He mentioned the added lighting has made a big improvement and was money well spent. He urged the few buildings who have not signed the lighting contract to do so while they have the opportunity and to avoid liability issues. He pointed out the limited use of one entry lane at the Westgate was temporary and hoped for a resolution soon. He commended the MM staff and Val in particular for addressing the technical issues. Val thanked

Barry for his comments, reminding residents to look both ways before crossing and be vigilant of their surroundings.

Michael wished a happy spring and happy Israel Independence Day. He advised the Board has and will continue to meet weekly in between meetings. He stated the lighting installed on behalf of MM will be maintained by MM forever per decision made years ago, due to the abysmal lighting throughout the Village. He said to the guys up north; we will keep the lights on for you.

Gene reported the latest Broward County COVID statistics as of this morning, looking at the nation as a whole has an extremely high risk level of infections. The average number of new cases in Broward County as of yesterday on a daily basis is 794. Since January of 2019 at least 1 person in every 9 in Broward County has been infected and at least 1 person in every 715 has died. Even with the vaccine, it does not make people immune. He encouraged everyone to get the vaccination, wear a mask, be sensible, and vigilant. He wished everyone a wonderful month ahead.

Les mentioned to Val and MM team that issues have been resolved timely. He said it was incumbent everyone read the Reporter to educate themselves on the contractor permitting, licensing, and liability requirements. For a minimal cost, he suggested residents add sinkhole insurance to their policy.

**Announcement:**

The next regular MM Board meeting will be held on Thursday, May 20, 2021, at 9:30 a.m. Attending in person is yet to be determined but will be on Zoom.

**Adjourn:**

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.cvedb.com](http://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     May 20<sup>th</sup>    , 2021.