



**Minutes of Master Management Board Meeting
May 20th, 2021**

President Eli Okun called to order the regular meeting of the elected volunteer Board of Directors of CVE Master Management at 9:34 a.m.

Roll Call:

Present - Eli Okun, Barry Warhoftig, Pat Bidol-Padva, Michael Routburg, Lester Gerson

Remote - Joe Maney, Joe Roboz

Absent - Pierre Laliberté, Gene Goldman

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:

(9:33:55 a.m.)

The Board unanimously approved the Minutes of the April 15, 2021, MM Board Meeting and the April 22, 2021, Executive Session Meeting Minutes as presented.

President's Report - Eli Okun:

1) Shared Walkway on Century Boulevard Update -

(9:36:48 a.m.)

Eli shared with the community a statement he read into the record regarding the possibility of widening the walking/biking pathways and that the Board is aware of issues with walkers and bikers sharing the path and are always interested in improving the safety and quality of life in the Village. With this in mind we contacted 3 separate engineering firms for suggestions. All suggestions were similar. They called for widening the path, which is not practical for the following reasons; the high cost (a minimum of \$2.5 million dollars) which does not include the removal of over 100 trees and replacements required, the moving of storm drains and irrigation pipes and sprinklers, as well as negotiating with all of the Associations adjacent to Century Boulevard for land. Being that the development of Central Park will begin shortly which will have a separate bike path and walking paths, it was decided not to move forward with the Century Boulevard project. Eli requested bicyclists equip their bikes with a bell or horn, and lights and for everyone to be courteous. **(Refer to video at the time stamp for full discussion.)**

2) CVE PROUD Campaign -

(9:39:02 a.m.)

As discussed at the last open meeting, Eli reported the PROUD campaign (Prevent and Report Our Unlawful Dumping) has been effective, and drew attention to pictures posted in the Insider and the Reporter depicting trash violations at various buildings. He reminded bulk trash goes out on Thursdays for Friday pickup.

3) CVE Insider Update -

(9:39:46 a.m.)

Eli encouraged Residents to visit the website for a link to sign up for the Insider to receive the latest information. For example, all CVE bus riders are required to present an ID and wear a mask to board, to include caregivers.

Treasurer's Report - Joe Maney:

(9:40:39 a.m.)

April 2021 Financial Report -

For the month ending April 30, 2021, the Revenue was \$1,094,163 and Expenses were \$1,100,436. The Net Expenses exceeded Revenue by \$6,273. YTD Revenue was \$4,438,317 and YTD Expenses were \$4,317,003. The YTD Revenue exceeded Expenses by \$121,313.

The balance sheet is showing Cash on Hand of \$3,112,477. The Net Assessments Receivable on uncollected items was \$173,695. Total Assets were \$4,170,704 with Total Liabilities of \$2,653,403 and a Total Net Equity of \$1,517,301.

Eli directed Residents to Master Management Chat to submit questions/comments to be addressed at Open Mic.

Executive Director's Report - Vallen Smikle:

(9:42:19 a.m.)

1) Property Maintenance -

Val reported storm drain cleanouts have begun in preparation of hurricane season to alleviate flooding. The quarterly planting of annual flowers began at the guardhouses, and road signage and pothole checks were surveyed for repair. Val requested Residents report pothole issues to the office, Customer Service, noting the more eyes the better.

a. FPL -

Val informed the weekly lighting report generated by Security are provided to MM for review and forwarded to FPL. He was aware of the two pole outages, adding FPL installed an antenna on West Drive to alert FPL of outages.

b. Lakes -

Val stated the City was experiencing drought conditions and asked the South Florida Water Management Co. to open the lake valves and was advised the water level was too low to open at this time.

c. Toilets -

Val asked Residents to check their toilet for leaks and to replace the flap if needed to reduce the community water bill. Following best efforts on behalf of MM and the Property Managers, there was a small decrease in the MM bill.

d. Trash Bins -

Val reminded Residents there was no Village recycling and said over 70 recycle bins have been removed and the 30 remaining bins may be used for trash until they are replaced with green bins or removed completely.

e. Sink Hole -

Val said the City did a great job repairing the sinkhole behind Cambridge A caused by a broken pipe. Final touches were being made to remediate for grass. The MM team have been surveying the property and have been in good communication with the City of Deerfield Beach regarding their water lines, and looked forward to continue fostering a relationship with the City.

Following Member inquiry, Val advised the leak was a pipe owned by the City and it was reported to them. Question was asked if there was any way to calculate how much water was lost in terms of recouping that from the City. Val advised he would inquire with the City if this is was a water line that hits one of the Village meters; that meter was off of Hillsboro. We only have 3 meters on our property and Val advised he would find out who was responsible for the water leak.

2) All 2021 Projects Updates -

(9:46:46 a.m.)

a. Lake Fountains -

As part of the beautification process, Val indicated the electrical work behind Farnham N, Grantham A, and Berkshire E was underway for installation of the next round of lake fountains this week. He mentioned the Village mantra, Keeping CVE beautiful, was what the team strives for.

b. Keeping CVE Beautiful -

The CVE website was on display and navigated through the various tabs as Val mentioned the bus shelters, lake fountains, lakes, landscaping, and the building Lighting Project Phase III was halfway through with 98 low-rise buildings completed. To save time calling the office and to receive the latest news, he directed Residents to the website updated every Tuesday.

c. Main Guardhouse -

Val hoped to get the permit approved by the City soon to begin construction as part of the beautification process.

d. Perimeter Wall -

Val was happy to report the removal of 60 evasive trees began today and would take a couple weeks to complete before the wall along Military Trail can be installed. The goal is to complete this phase and Hillsboro Boulevard next year.

e. Paving/Repaving Project -

Continuing the Village beautification, Val was excited to report the paving project was on year six of seven and will start June 28th at Grantham. Visit the website for maps and project footage. **(Refer to the video at Time Stamp to view the projects discussed above.)**

Michael announced people who had their asphalt done previously (a year or longer) can get their surface blacktopped by any company but Ray from Five Star Paving was offering a group discount for this blacktop surfacing. Joe R. alerted Residents to protect their pathways/blacktop when adding sealant the state no longer allows oil-based sealant and black dust casts off water-based sealant.

f. Repairs -

Val, in conjunction with CenClub, was working with Executive Director, Mike Burdman, on the timing to resurface the three tennis courts behind Tilford. Val was hopeful in conjunction and mobilization we can negotiate and save some costs, as we will be doing our courts and CenClub will be doing theirs. The work will be done over the summer. Val indicated repair to the Tilford pool bullnose coping and pressure cleaning the deck over the summer, as well. Recently we had the canopy redone for that pool, as well as the storage building, and the MM office roofs; all 3 roofs have been completed.

g. Utility Wraps -

Val thanked the volunteer beautification committee members, Barbara Gerson, Laura Routburg, and Caryl Berner, for assisting Project Manager, Denis Barreto, with the

Village utility wraps starting at Ventnor. Hedging will be added around a few boxes that cannot be wrapped.

h. Wayfinding Signs -

Val displayed the new wayfinding signage installed in the Village modeled after the Wynmoor community as part of best practices exploring communities in Deerfield Beach, Broward and Palm counties.

Val informed all suggestions received by the community would be shared with the Board for review and final decision. He looked forward to the Central Park development, starting some development in the spring of 2022. Afterwards we have the East Gate right turn lane and are hopeful we will have the permit to begin work this summer. We hope to get work done in 2022 on multi-walkway paths, as well. He hoped the monthly Insider published the first of every month was informative and conveyed positivity. He directed Residents to KeepingCVEBeautiful.com for community links and up-to-date information, to include what is happening at Toll Brothers (drone footage). Finally, the section that says Insider Newsletter, if you miss receiving this, please click on this and you can see the Insider that comes out the first of every month. Val also referred Residents to KeepingCVEBeautiful.com for additional information and a link to CenturyVillageEast.com, which is an all-encompassing website. **(Refer to video at the time stamp for full discussion.)**

Allied Universal Security – Director of Security, Don Williams:

(9:59:51 a.m.)

1) Introduce new hire, Assistant Security Director, Michael DiPietro -

Don introduced new Assistant Security Director, Michael DiPietro, who offered an overview of his previous security experience and looked forward to serving the community.

2) Village Security Report -

Don reviewed PROUD (Prevent and Report Our Unlawful Dumping) campaign. He asked Residents to capture and report to Security trash violations, contractor debris being dumped, which is illegal, and lack of permits, which should be posted in the window, for follow up. Don advised CPR, first aid, and AED training would continue for the remaining staff. He asked Residents to slow down when proceeding through the gate arms, and not tailgate on another vehicle going through the gates.

Following Member inquiry, Don stated he would contact BSO to obtain the traffic report. Discussion ensued regarding the gate arm bars and barcode reader and the sensors for the gates; perhaps if the sensor could be closer it may help. Don advised it takes time for the reader to read a barcode and reset and sometimes the car behind tries to rush through and get their before the machine had a chance to reset to the next barcode, so now two cars are trying to go through off of one barcode. **(Refer to video at the time stamp for full discussion.)**

Pat complimented the Security staff for assistance at Ellesmere B regarding a resident moving in.

Val advised he was just received clarification from the City who was responsible for the broken sewer line (water pipe); therefore, no expense will be incurred.

Don stated an email was sent to collect the building fire alarm, fire suppression, and elevator vendors if a building board member is unavailable. The reason for this is there have been a few instances where an elevator stopped working and Security could not contact a Board Member. The Fire Department was notified and came out and extracted the person out of the elevator. It was unfortunate Security could not contact a Board Member for the Association to notify them.

Joe R. requested a point of order: At the public meetings visitors are muted; however, Joe M. is never muted, and Joe R. is always muted and would appreciate the same privilege. Val replied it may be a technical error, and Eli took the matter under advisement to correct.

Barry followed up on Michael's concern about gate arms and as a suggestion mentioned when the Main Gate is being constructed, any issues that may be occurring at the East and West Gates that modifications suggested could be incorporated into the new Main Gate in terms of repositioning the sensors for the gate arms.

Les mentioned a possible alternative would be larger bars vs. the current thin bar that we have with LED lights. Visually people might see the obstruction before going forward and hitting the gate.

Val advised there was an online question being asked by a resident regarding the issue at the East and West Gates where both gate arms being opened up manually and asked Don if this had been resolved. Don advised this issue occurred after the new gate arms were installed and some code had to be rewritten and has been put into both systems, and they are still working out a few issues. If one bar is up and you attempt to put the second bar up, it will not go up until the first bar goes down. Val asked Residents to pay attention and look left and right before proceeding through the East and West Gates as we work through these issues.

Business:

(10:11:30 a.m.)

Old -

New -

Member Comments:

(10:11:41 a.m.)

Les thanked the community for keeping the Village cleaner and hoped everyone would continue adhering to the PROUD campaign. He wished the Residents safe travel back north and to stay healthy.

Michael wished everybody a safe and healthy summer. He advised Residents should keep their masks nearby if needed in the future and hoped to be back together in the fall.

Pat concurred with previous Member comments and wished everybody a happy, safe summer. As a Board Member and Resident, she expressed appreciation to Val, the staff, and fellow Board Members for the new signage, keeping the walking/biking pathways safe, and being informative.

Barry wished everyone a happy, safe summer. He complimented the MM staff for doing an excellent job maintaining the Village infrastructure and project management. Barry reiterated per state statute, pedestrians and bicyclists only have the right of way in a designated crosswalk and cars must stop when the crosswalks are occupied and at the stop signs. He remarked a reduction of speeding buses and complimented the bus staff for their efforts.

Val expressed appreciation to the Board, advising he will relay the comments received during the meeting to his staff. He wished everyone a Happy Memorial Day. He announced the office hours will change from 9:00 a.m. to 5:00 p.m. on June 1st to 8:00 a.m. to 4:00 p.m. Lastly, Val said Security in the Village is 24 hours so if there is an emergency, please feel free to call them and if there is a bigger emergency call 911.

Announcement:

The next regular MM Board meeting will be held on Thursday, June 17, 2021, at 9:30 a.m. Meeting details will be announced.

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. 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 June 17th, 2021.