



Minutes of Master Management Board Meeting

June 17th, 2021

Vice President, Barry Warhoftig, 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 - Barry Warhoftig, Pat Bidol-Padva, Gene Goldman, Michael Routburg,

Remote - Pierre Laliberté, Joe Maney (entered the dais at 9:35 a.m.), Joe Roboz (entered the dais at 9:31 a.m.), and Lester Gerson

Absent - Eli Okun

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:

(9:32:42 a.m.)

The Board unanimously approved the Minutes of the May 20, 2021, MM Board Meeting and the June 3, 2021, Executive Session as presented.

President's Report - Barry Warhoftig:

1) Hurricane Preparedness Update -

(9:33:15 a.m.)

Now in hurricane season, Barry reminded Residents to stock up on hurricane supplies before sources may become scarce. He pointed out a list of suggested items was posted in the latest edition of MM's newsletter, The Insider.

The next MM Open Board Meeting scheduled for September 9th will be broadcast via Zoom, with the intention of a live audience, dependent upon status of current pandemic. Barry wished everyone a happy and healthy 4th of July, a good summer, and looked forward to seeing everyone's return to Century Village.

2) FPL Guest Speaker -

Andre Sowerby Thomas, Energy Solutions Specialist -

(9:35:21 a.m.)

Andre described his role with FPL, Home Business & Energy Services, and the section he handles, which is residential. He discussed their new program, The Power to Save, and encouraged Residents to request a free electrical survey of their home to evaluate electricity consumption sources; i.e., air conditioning, water heater, thermostat and energy-saving costs such as insulation for top floor units with attic access, rebates, etc. (FPL provides a \$95.00 or \$190.00 rebate towards the cost of adding insulation to the attic, if it qualifies) by calling 800-226-3545 from 8:00 a.m. to 3:00 p.m. to request a survey.

Also discussed was FPL's On-Call Project, which is basically free money from FPL, and you can receive up to \$136.00 in credits over 1 year's period on your electric bill. They install a small device with a low voltage wire to the water heater and AC and it is designed to shed excess energy consumption, and there is no charge to have the device installed by an electrician and the homeowner receives credit each month for having this.

All COVID PPE procedures are followed when entering a home. The program information was provided in Member packets, and a link would be published in the July 1st Insider. **(Refer to video at Time Stamp for full discussion.)**

- 3) First Transit Group Guest Speakers -
GM, Craig Garcia & Safety Manager, Melissa Budhna - **(9:52:24 a.m.)**
Craig introduced the new Safety Manager, Melissa Budhna, as well as the new Admin. to their team managing Century Village, Tamarac, and Delray. He discussed The Safe Wheels Program offered by First Transit. He explained when a defective wheelchair is observed by a driver an attempt would be made to repair the wheelchair. If unsuccessful, a full replacement chair is ordered free to Resident to ensure the safety of both the Resident and the driver. Melissa described the one-week streamlined, quick and easy process to obtaining a new wheelchair, remarking customer satisfaction and safety was First Transit's focus. **(Refer to video at Time Stamp for full discussion.)**

Following Member inquiry within the past 2 to 3 weeks a call was placed to Customer Service regarding Bus No. 3 did not complete route properly. Craig advised the reported bus driver(s) received additional training to ensure all bus stops were being tended to.

Treasurer's Report - Joe Maney: **(10:04:49 a.m.)**

May 2021 Financial Report -

For the month ending May 31, 2021, the Revenue was \$1,064,045 and Expenses were \$1,053,122. The Net Revenue exceeded Expenses by \$10,923. YTD Revenue was \$5,502,362 and YTD Expenses were \$5,372,801. The YTD Revenue exceeded Expenses by \$129,561.

The balance sheet is showing Cash on Hand of \$3,075,862. The Net Assessments Receivable on uncollected items was \$174,837. Total Assets were \$4,139,869 with Total Liabilities of \$2,614,274 and a Total Net Equity of \$1,525,595.

By Member request, Joe M. would generate an uncollected items report for the next meeting.

Executive Director's Report - Vallen Smikle: **(10:06:58 a.m.)**

1) Comcast -

Val was happy to report a Comcast Representative would be returning to the Clubhouse on June 22nd from the new hours of 8:00 a.m. to 12:00 p.m. and 1:00 p.m. to 4:00 p.m. to service Residents. MM was working with Comcast to improve the video imaging of channels 98/99 and 92/93.

Val hoped the new Billboard app. would be available this summer for Residents to log in from anywhere to watch Zoom meetings and classes at the Clubhouse, pointing out the new digital accessibility was forward-thinking. Stay tuned to the Insider for updates.

2) New App Update - **(10:08:40 a.m.)**

Val was excited to report the SeeClickFix computer/cell phone app. used by the City would be launched this summer for Residents to report any issues to MM directly for dissemination to the appropriate parties for rapid resolution and follow up. Stay tuned to the Insider for updates.

3) CVE Insider & New Office - **(10:10:01 a.m.)**

Val reported the Insider, published the first week of every month, was the best way to stay up-to-date with Village and City news updates, information, and links. Residents were directed to contact MM Customer Service to sign up.

Gene recognized the growth of the Insider hosting valuable information and thanked Elliot Cohen for his efforts. Val added the June issue marked its fourth season.

4) Tilford Pool/Courts - **(10:10:59 a.m.)**

Val was pleased to report renovations to the Tilford pool; i.e., Diamond Bright and coping to the bullnose, would commence this summer and to stay tuned for an email blast on pool closure dates. He announced, per vendor advice, the Tilford Tennis court would be resurfaced in October when the weather is cooler. Val reported a fence divider would be installed next week at pickle ball courts 9 and 10 to increase safety.

5) Project Updates - Robert Streater, Director of Operations - **(10:12:30 a.m.)**

a. Paving -

The sixth year of the paving project by vendor, Five Star Sealing & Paving, will commence June 21st in the Grantham area at Grantham F going east to Ashby, Berkshire, Keswick, and Islewood. Updates will be sent via email blast and posted at the buildings scheduled for paving the week prior, all weather dependent. For paving questions and scheduling contact Robert directly at 954-913-9142.

b. Bulk Trash Pickup -

Robert announced the new bulk trash schedule for Century Village East was approved from Fridays to Wednesdays and begins the week of July 5th. The first Wednesday bulk pickup is July 7th. Bulk trash items will no longer be placed out on Thursdays and are to be placed out on Tuesdays in the respective area. He remarked bulk trash items are for Residents only, and contractors are responsible for removal of their own construction debris; they are not to dispose of their debris on property.

c. Gate Arms -

Robert asked that Residents be mindful of the stop signs and wait for the arm bars to raise before proceeding through. The responsible party for damage to the arm bar will bear costs associated with replacement. He alerted to the video cameras in the area that identify when someone damages a gate arm. Costs for the gate arm bar repair and/or replacement is costly.

Robert referenced the PROUD campaign and requested Residents be mindful of what goes on in the Community.

7) Project Updates - Denis Barreto, Project Manager - (10:22:13 a.m.)

a. Lighting -

Denis informed 105 of the low-rise, two-story buildings were complete and now await the cover headlights to arrive to complete installation of the remaining buildings. The high-rise buildings were currently being equipped with LED lighting.

b. Bus Shelters -

Three bus shelters were installed; Ventnor H, Cambridge E, F, G (shared stop in circle), and a third one is to be added at the Westbury pool. The locations were being requested by Community Associations.

Per Member inquiry, Denis replied the locations were off the Boulevard. These are optional shelters and are not the same style as those installed on the Boulevard. Question asked regarding shelter for Ventnor O; shelter requests can be made on-line. Three shelters are being installed a year. A shelter was added at Ventnor G last year.

c. Lake Fountains -

Denis noted two fountains installed were at Grantham A and Berkshire E, with a third one to be installed; a defective panel was received for the Berkshire E fountain, and we are awaiting on a part to arrive from Solitude, our lake company; they maintain our lakes and fountains. The third fountain would be installed at Farnham N, pending electrical review by FPL, as there is currently no electricity there.

Following member inquiry regarding the lighting project, Denis advised that there are four Durham buildings left to complete, once pending issues are resolved.

d. Main Guardhouse Permit Process -

Denis reported MM was answering permit questions by the City. Pending additional follow-up or approval, construction would take five or six months to completion in January. He reminded both the East Gate and the West Gate were more accessible now having two lanes during construction. **(Refer to video at Time Stamp for full discussion.)**

e. Perimeter Wall Progress Report -

All shrubbery and trees from Swansea B to Upminster J have been removed; slight delay due to area utility location and this was finally located and grinding of tree stumps has begun and will finalize sometime the middle of next week before proceeding to the last section, Richmond F to Oakridge Q.

Following member inquiry, Denis explained the wall construction process and the right turn lane discussion ensued, adding construction would commence by the end of July. **(Refer to video at Time Stamp for full discussion.)**

Allied Universal Security - Michael DiPietro, Assistant Security Director: (10:33:44 a.m.)

1) Village Security Report -

a. Resident Gates -

Michael requested Residents not to back up at the bar code scanner and advised both the Resident and Visitor lanes gate arms are synchronized not to open at the same time; if the guest gate arm is raised, the resident barcode gate arm will not raise until the guest gate arm goes down. This is due to the fact that these 2 lanes merge into 1 lane and this has been done for traffic control purposes to avoid 2 vehicles entering at the same time into 1 lane.

b. BSO Report -

For the month of April BSO reported 7 citations and 3 warnings were issued. For the month of May 14 citations and 2 warnings were issued. He reminded all rules of the road apply when you are on the Century Village East property and to slow down, be aware, and observe the speed limit.

c. Security Staff -

Michael informed Allied Universal was recently approved for vehicle dash cams for everyone's safety. Equipment information will be offered at the next meeting.

d. Building Vendors -

Michael was pleased with the response received from the community following a request for fire alarm, elevator, and fire suppression systems vendor contact information of each building to reach the companies, as needed, and asked the remaining Associations to contact Security as soon as possible to provide that information.

e. Security Staff -

Six new Security Officers were added to the team and CPR and First Aid training will continue with the regional trainer until all Officers have been brought up-to-date and certified.

f. Bulk Trash -

Michael stated Security attempts to stop, prevent, and curb bulk trash violators.

Following Member inquiry, Michael said Security documents, photographs, and reports lighting outages. The phone number to contact Security is on the back of the ID card or call MM Customer Service at 954-421-5566, Ext. 161. Question also asked regarding the number of Rovers MM has, and it was confirmed that we have 3 and CenClub has their own Rover to handle the pools; however, MM backs them up.

Business: (10:38:26 a.m.)

Old -

New -

Member Comments:

(10:39:05 a.m.)

Gene wished everyone a safe and healthy summer.

Michael wished a safe and healthy summer and be well.

Les wished everybody a safe and happy summer and would be up in the New York/New Jersey area for July. He emphasized the FPL Power to Save program was a great program for building Presidents and Residents to get involved in.

Barry asked Residents use the designated crosswalks only and to refrain from crossing the roadways of Century Boulevard, East Drive and West Drive. He wished everybody a safe and good summer.

Announcement:

(10:41:14 a.m.)

The next regular MM Board meeting will be held on Thursday, September 9, 2020, at 9:30 a.m. in Activity Center Room A. Further announcements will be made to determine if the meeting will be open for Residents to attend live, based upon status of current pandemic, via Zoom.

Adjourn:

(10:42:17 a.m.)

Meeting was adjourned at 10:42 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 September 9th, 2021.