

**Minutes of Master Management Board Meeting**  
**October 21, 2021**

President Eli Okun called to order the regular meeting of the elected volunteer Board of Directors of CVE Master Management Company, Inc. at 9:30 a.m.

**Roll Call:**

**Present** – Eli Okun, Barry Warhoftig, Joe Maney, Pat Bidol-Padva, Gene Goldman, Les Gerson, Michael Routburg

**Remote** – Pierre Laliberté (left dais at 10:13 a.m.), 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:** **(9:31:47 a.m.)**

**The Board unanimously approved the Minutes of the September 9, 2021, MM Board Meeting and the October 5, 2021, Executive Session as presented.**

**President's Report - Eli Okun:** **(9:32:27 a.m.)**

Eli announced there are open positions up for elections in January for all three Boards; COOCVE, CenClub, and MM. Applications are online at CenturyVillageEast.com. and Coocve.com and click on the pop-up for the application to appear. He encouraged Residents to apply, adding the MM Board has three openings.

**1) COVID-19 Booster Bus Program Update -** **(9:33:09 a.m.)**

Eli informed the bus will continue through the end of the month picking up Residents for their third booster shot at the Clubhouse on Wednesdays, Thursdays, and Fridays at 11:15 a.m. and 2:15 p.m.; Saturdays and Sundays at 10:15 a.m. and 1:15 p.m. From September 15 to October 17 a total of 217 Residents were taken to Coral Square Mall; the East and West buses took 151 Residents to Walgreens, 846 to Publix, and 313 to CVS. You must present your CVE ID card and wear a mask to Board the buses and are required to bring your CDC COVID-19 vaccination card and government ID to receive the third vaccination (booster). Eli thanked Val for his extensive efforts coordinating the program.

**2) Perimeter Wall Update -** **(9:34:18 a.m.)**

Eli announced the wall installation was completed and the temporary fence has been removed. Next, the wall will be painted gray to match the West Gate wall with landscaping inside and outside the wall to follow. He explained the wall is separated in different sections per City Building Department mandate.

A short video was played depicting the wall renderings. Val clarified the wall plans and was happy to report Phase 1 on the wall was complete. Phase 2 will consist of adding caps and paint with irrigation and landscaping to follow. The wall will be covered in the next 3 years with greenery on both sides and hoped to be finished completely with Phase 1 mid-November.

3) Construction Update (CVE Reporter Cover Story) - **(9:41:24 a.m.)**

Eli referred to the October Reporter, noting the numerous permitting issues for our major projects; e.g., the Guardhouse at the Main Gate, due to pandemic delays resulting in increased costs. He explained the preference is to schedule major projects in the off-season when there are fewer Residents in the Village; however, putting the Main Gate renovation off till the summer of 2022 could mean the cost may skyrocket. For this reason, the project may begin sooner rather than later, as soon as we get the permit. Over the last few years, lane expansions, including a designated residential lane with bar code entry, were added to the East and West Gates. During construction the East Gate will remain open 24/7. Every attempt will be made to reserve a lane for Residents and emergency vehicles to enter through the Main Gate and a lane for all to exit. Updates will be announced when available and hoped to receive the permit sooner rather than later.

**Treasurer's Report - Joe Maney:** **(9:42:55 a.m.)**

August 2021 Financial Report -

For the month ending August 31, 2021, the Revenue was \$1,107,471 and Expenses were \$1,265,263. The Net Expenses exceeded Revenue by \$157,792. YTD Revenue was \$8,798,356 and YTD Expenses were \$8,716,117. The YTD Revenue exceeded Expenses by \$82,240.

The balance sheet is showing Cash on Hand of \$2,922,009. The Net Assessments Receivable on uncollected items was \$163,330. Total Assets were \$3,868,890 with Total Liabilities of \$2,420,393 and a Total Net Equity of \$1,448,497.

September 2021 Financial Report - **(9:43:56 a.m.)**

For the month ending September 30, 2021, the Revenue was \$1,078,748 and Expenses were \$995,541. The Net Revenue exceeded Expenses by \$83,208. YTD Revenue was \$9,877,105 and YTD Expenses were \$9,709,694. The YTD Revenue exceeded Expenses by \$167,411.

The balance sheet is showing Cash on Hand of \$3,020,135. The Net Assessments Receivable on uncollected items was \$170,534. Total Assets were \$3,956,307 with Total Liabilities of \$2,422,639 and a Total Net Equity of \$1,533,668.

**Executive Director's Report - Vallen Smikle:** **(9:47:08 a.m.)**

1) New CVE Master Management Maintenance App Update -

Val was pleased to report the new app, Master Management Connect launched on September 15th was a great success. Over 1,000 Residents registered on the first day and work orders poured in regarding irrigation, lighting, sidewalks, bulk trash, etc. were reported to MM Customer Service for rapid resolution.

He thanked everyone for their participation. The app is available via the Apple Store and Google Play.

Val indicated he would look into connecting the apps of the Village organizations following Member suggestion.

2) Transportation Update - **(9:51:13 a.m.)**

Val informed as the app continues to evolve, a bus-tracking feature will be added for Residents for tracking their bus time and location in real time. A demonstration was offered. He hoped Residents embrace the new technology. New bus schedules are also available at the MM office and the Clubhouse.

Val was alerted to the bus schedule not posted in the recent issue of the Reporter. Val mentioned the schedule was also available online. BOD Member, Michael Routburg, said the new First Transit bus contract will include new buses equipped with a comfort level first step, air-quality measures, etc. Val will announce when the new buses are available.

3) Property Improvements - **(9:55:52 a.m.)**

a. Air Purification -

New air purifier systems from vendor, iWave, were installed on all MM properties; Le Club, the 3 Activity Center Rooms, and the offices of MM, the Reporter, Medical Center, and the Security office to increase Village safety during the pandemic.

b. Water Fountains - **(9:56:52 a.m.)**

Val discussed his 2017 endeavor switching out the two fountains and his desire to add safer drinking fountains in the community equipped with a water bottle refill feature. Eight fountains were installed and are located at the Tilford pool and pickleball courts, the MM Activity Center and Le Club complex. A fountain will be added mid-November at the Tilford tennis courts. (Pictures were on display.)

c. Pressure Washing - **(9:58:40 a.m.)**

Val presented pictures demonstrating the MM technicians pressure washing MM installations for maintenance and beautification, advising the Residents their money was being put to good use. He thanked the team and everybody involved. (Pictures were on display.)

d. Tree Trimming - **(9:59:14 a.m.)**

Val reported the annual tree trimming began and will continue cutting today and tomorrow on SW 10th Street. Val was pleased the City has been cutting the evasive trees on their side.

d. FPL - **(9:50:34 a.m.)**

Val informed FPL had been working on the property, relocating a pole on the new Guardhouse site to the Westbury entrance, adding light and safety. The City signed the contract for new lighting along Tilford, Ventnor, Harwood, Newport, and Farnham area for replacement.

Since September's meeting, 5 buildings were added for a 116 total and thanked Durham Y and K, Westbury D, Tilford M, and Upminster F for signing up. He stated Tilford, Ventnor, Harwood, Newport, and Farnham are holding off to see how much light casts off in the Village once the City adds their lighting.

Questions and comments ensued regarding the number of buildings, lighting poles, and costs of lighting. Val reiterated MM funds the light fixtures, the installation, and upkeep of the lighting, which includes a five-year warranty at zero cost to Residents who sign up. Val said 100 percent of the high rises were completed last year.

As planned, poles will then be added to the low rise buildings for illuminating dark areas such as the dumpsters per the photometric study prepared by engineer, Eric Granger. (Refer to video at Time Stamp for full discussion.)

Val said that he received clarification from CenClub that they do not have an app but do have a website, as it relates to the Master Management Connect app. Both the CenClub and MM websites are viewable by phone, noting the MM's app was strictly for communicating Village issues directly to MM.

f. Emergency Call Box -

**(10:11:03 a.m.)**

A video played as Val explained the new emergency push-button call box located on all the recreation properties and the MM complex. When the button is pushed it automatically dials a third-party vendor to dispatch EMS and/or BSO. The box is regularly tested and reported issues are rapidly addressed. The box may be used in addition to calling 911. (Refer to Time Stamp for full discussion.)

Per Member inquiry, Val said there are no plans to install an emergency box on Century Boulevard.

4) Project Updates -

**(10:13:59 a.m.)**

a. Right-turn Lane -

Once the City relocates the manhole and curbing is added in front of the AT&T box next week, construction will begin for adding a right-turn lane on the southbound side of Military Trail going into the East Gate.

Per Member inquiry, Val said the AT&T box will not be relocated, although MM has offered. The curbing installation will be added for safety.

b. Main Gatehouse -

**(10:16:30 a.m.)**

Val informed getting the Main Gatehouse permit from the City has been difficult but hoped to get it back soon to proceed.

- c. Central Park - **(10:16:46 a.m.)**  
Val offered pictures and played a short clip of the final park renderings. He remarked a cost-effective footbridge will be added to the Berkshire community; the goal to ensure all Board-approved activities and parking. Phase 1 will start spring/summer next year at Parcel 4, the former Toll Brothers property, behind Berkshire, Ashby, and Grantham. Visit [KeepingCVEBeautiful.com](http://KeepingCVEBeautiful.com) for park information and suggestions.

Per member inquiry, discussion ensued regarding the safety and liability of the proposed plan to incorporate a putting area, miniature golf, and a small sand trap. Val took the matter under advisement. (Refer to video at the Time Stamp for full discussion.)

**Allied Universal Security - Director of Security, Liana Zito:** **(10:24:28 a.m.)**

- 1) Village Security Report -
- a. Training -  
Liana mentioned the two biggest complaints were Customer Service and policies and procedures.
- She stated extensive training the veteran employees and new hires will be ongoing, implementing new procedures, assessments, and what the expectations and responsibilities of the officers are. The officers will receive instructions regarding gate access procedures, writing daily reports, passing down information, wellness checks, patrolling, and reporting of suspicious activity, and hazardous issues are security duties and will be monitored.
- b. AUS paramedic program -  
Allied hired an additional paramedic for a total of 3. Hiring of paramedics is a fluid situation and continually monitored.
- c. Traffic safety Report -  
Liana reported for the month of October 7 warnings and 23 citations were issued. The number fluctuates based on officers and BSO availability.

**Business:** **(10:42:32 a.m.)**

**Old -**

**New -**

**Eli Okun moved to approve the replacement of LeClub and Activity Center roofs by Decktight Roofing Services, Incorporated not to exceed \$165,000. The motion was seconded by Michael Routburg.**

Pending vote, Eli stated the Board received and reviewed several bids, scrutinized the chosen bid's contract details in several workshops before final approval. **The motion passed unanimously.**

**Member Comments:**

**(10:43:48 a.m.)**

Joe R. discussed CenClub's progress managing the ID process. He believed Village security was both a CenClub and MM responsibility, and proposed extending an invitation to CenClub, Mike Burdman, etc. to meet and discuss the procedures for issuing bar codes. Joe said there is a significant difference between accessing the recreational facilities and more importantly, access to the Village and suggested Val commence a discussion with Mike Burdman and see where it leads.

Michael announced the Village Hanukkah celebration was scheduled for November 28th. He wished everyone well and welcomed back the Residents.

Les welcomed friends back to Century Village and looked forward to everyone's return. He mentioned the beautiful weather and wished everyone safe travels back.

Pat thanked the Board, particularly Val, for striving for a safer Community, safety, lights, and being very respectful of Association rights and complex issues. With many parties involved, the best thing Residents can do is to hang in, gather more data, and be engaged in more dialog. Think it's occurring in Village, loved the input from Residents, and welcomed everyone back and that they were missed.

Barry echoed Member comments. He was pleased with the new safety features and implored pedestrians to utilize the designated crosswalks and for everybody to obey the traffic rules and pay attention. He complimented Val and the staff for their effort working with a difficult City. He encouraged buildings to sign the lighting contract, noting the benefits of enhanced lighting in a senior Community. The emergency call box may be used in addition to 911. Lastly, he welcomed back the Residents.

**Announcement:**

**(10:53:58 a.m.)**

The next regular MM Board meeting will be held on Thursday, November 18, 2020, at 9:30 a.m. (Not open to the public in person at this time; Residents may participate via Zoom.)

Val announced Robert Streather will host a 2022 Paving Q&A meeting for the Markham and Lyndhurst Associations on December 16th at 1:00 p.m. A reminder email will be sent. This will conclude the 7-year plan having paved over 26 miles of road. Comments ensued regarding the paving. Joe R. thanked everyone involved. (Refer to video at Time Stamp for full discussion.)

**Adjourn:**

**(10:59:12 a.m.)**

Meeting was adjourned at 10:59 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.CenturyVillageEast.com](http://www.CenturyVillageEast.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 November 18, 2021.