



Minutes of Master Management Board Meeting November 18, 2021

President Eli Okun called to order the regular meeting of the elected volunteer Board of Directors of CVE Master Management at 9:35 a.m.

Roll Call:

Present - Eli Okun, Barry Warhoftig, Pat Bidol-Padva, Gene Goldman, Michael Routburg

Remote - Pierre Laliberté, Joe Roboz, Joe Maney (entered dais at 9:57 a.m.)

Absent - Les Gerson

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:

(9:37:32 a.m.)

The Board unanimously approved the Minutes of the October 21, 2021, MM Board Meeting and the October 28, 2021, Executive Session as presented.

Revalidation of CenClub CVE ID Cards & Ticket Launch – Mike Burdman, Executive Director, CenClub

(9:38:31 a.m.)

1) CenClub ID Renewal & CenClub Payment Info -

Mike advised CenClub ID cards need revalidation at the Staff Office by appointment. Appointments are completely full for revalidation of your CVE ID Card 2021; however, appointments are open for 2022. For those that do not have a appointment, you can make one by going to the Staff Office and completing your payment information or online at www.CenClub.com by clicking on the pop-up link. The ID card is required to access the Village facilities. CenClub switched banks and payment information needs to be updated, as well, before the end of the year in person or online to avoid CenClub billing issues.

2) Shows -

Mike announced tickets go on sale December 9th for the January shows. Tickets must be purchased in person at the box office or online. The **shows are for Residents only** and guest are not permitted through January. The shows will be at full capacity and **masks are mandatory; this is enforced.** Tickets and IDs are required to enter.

Mike announced the CenClub Board of Directors meeting will be December 14th at 9:30 a.m. live in the GPA Room at the Clubhouse, as well as via Zoom. An email link will be sent to attend via Zoom. He wished Happy Holidays and welcomed back Residents. Sign up for CenClub email alerts at www.CenClub.com. MM is a separate website. Eli informed the meeting was viewable via cell phone with the MM Connect app.

President's Report - Eli Okun:

(9:42:43 a.m.)

1) COVID-19 Booster Bus Program Update -

Eli announced the booster bus will be available through November 24th to transport Residents from the Clubhouse Wednesday, Thursday, 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. **You must wear a mask** and have your CVE ID to board and present your CDC card and government ID to receive the shot. Route 1 bus will continue going to CVS and the East and West buses to Publix and Walgreens, after November 24.

2) Perimeter Wall Update -

(9:43:48 a.m.)

Eli informed the wall installation on Military Trail was completed and power washed. The wall will be painted gray to match the West Gate with landscaping to follow. The wall along Hillsborough Boulevard was next.

3) Right-Turn Lane Update -

(9:44:39 a.m.)

Eli announced the good news that the permit was received to begin construction of the right-turn lane addition at the East Gate entrance. He hoped to get on the vendor work schedule by the end of the year. Also, at the East Gate the silver chain-link fence was painted black for beautification.

Eli wished Happy Holidays.

Treasurer's Report - Eli Okun:

(9:46:15 a.m.)

October 2021 Financial Report -

For the month ending October 31, 2021, the Revenue was \$1,082,029 and Expenses were \$920,719. The Net Revenue exceeded Expenses by \$161,310. YTD Revenue was \$10,959,133 and YTD Expenses were \$10,629,036. The YTD Revenue exceeded Expenses by \$330,097.

The balance sheet is showing Cash on Hand of \$2,893,559. The Net Assessments Receivable on uncollected items was \$165,567. Total Assets were \$3,789,937 with Total Liabilities of \$2,093,583 and a Total Net Equity of \$1,696,354.

Gene asked about the equity and what the MM property value was. Eli And Joe R. replied there was currently a surplus. Equity is retained earnings, revenue over expenses. Val would find out the property value.

Operation Director's Report - Robert Streater:

(9:49:12 a.m.)

1) Bulk Trash -

Robert referred to numerous bulk trash complaints received. He reminded Residents **bulk trash day is Wednesday** and bulk trash **should not be taken out any sooner than Tuesdays**. Try not to put it out on Wednesdays, as sometimes they come very early on Wednesday mornings, and this may not get picked up for this reason. The City will be fining Associations where they find bulk trash that is put out on any other day than Wednesdays. Due to the new day for pick-up of bulk trash, they have granted a grace period for adjusting to the new day, but this is coming to an end and while we do not have the specific date, they will be issuing citations for bulk trash that is put out any other day than the specified day; the Association can be fined for that illegal dumping.

Yard debris is not bulk trash and is to be removed by your Property Management landscaping crew. You should notify your Property Management Company that you have yard debris for pick-up.

He also requested when dumping cardboard boxes in dumpsters that you please break them down and flatten them, as they take up a lot of volume in dumpsters.

Also, many times when new owners move in, they clean out their newly purchased residence and there is evidence of that because an entire unit's contents are in a dumpster. Please be mindful that you share the dumpsters with your neighbors. Robert recommended you contact the City of Deerfield Beach to arrange for a specified pick-up of excessive debris.

Additionally, residents will be held accountable to ensure contactors do not leave debris on site, which is considered illegal dumping. If work is being done in your unit, it is your responsibility to ensure and inform your contractors that all construction material needs to be removed off site. CVE is not to be used to dump a contractor's materials. This needs to be removed and again, please communicate this to your contractors so that they do understand and they are responsible for the disposal of construction materials.

Robert said to take photos, if possible and contact Security to report illegal dumping; be considerate; and if you see something, say something.

2) 2022 Paving Project - **(9:55:19 a.m.)**

Robert said the following areas scheduled for paving in June 2022 were Markham, Lyndhurst, and the roadway in front of Harwood D and E and Farnham O. He urged Residents to sign their proposed contract as soon possible to commence scheduling. Following the MM Open Board Meeting December 16th, there will be a **Q & A June 2022 Paving Project meeting at 1:00 p.m.** Contact Meryl Brunelle at the MM office for assistance with the Five-Star Paving contract or to obtain a copy. Stay tuned for meeting details. Robert offered his availability via cell phone at (954) 913-9142.

Lighting Director's Report - Denis Barreto: **(9:58:13 a.m.)**

1) Lighting Update -

Denis was pleased to report Westbury K & L recently joined the Lighting Project. Westbury K was completed. We will be completing Westbury L next.

Pole installation will begin as soon as the poles are delivered (ship is docked at port in LA and is waiting to be unloaded).

Once these installations are complete, there will be a total of 118 buildings completed to date.

If you have not joined, please sign-up. Call the office or Denis via his cell phone 24/7 at (954) 945-6213 to join the Lighting Project.

Denis wished everyone safe holidays. Gene complimented the new walkway to the Clubhouse and asked if there would be additional lighting at the Parcel 4 proposed golf area. Denis said additional lighting on the Central Park walkways would be added.

Executive Director's Report - Vallen Smikle:

(10:01:33 a.m.)

1) Master Management Connect App -

Pending additional testing, Val hoped to launch the new bus locator app on our new CVE Master Management Connect app next month to track driver location in real time.

To download the Master Management Connect app, scan the QR code with your smartphone posted on the buses and at all MM buildings. He was pleased to report over 1,000 people joined the first week, with 3,000 plus users to date. He said repairs such as broken sprinkler head, roadkill, etc. can be reported through the app are rapidly addressed. He thanked the Community for their support and encouraged Residents to use the app to report issues.

Val reiterated bulk trash pickup was changed from Fridays to Wednesdays. Per Member inquiry, Val clarified the MM app was built for Residents to report work orders, watch live meetings, call in guests, contact Security, buses, and vendors. He demonstrated the www.KeepingCVEBeautiful.com website with tabs to current project, future projects, maintenance throughout the Community, videos; i.e., drone footage for Toll Brothers and other things we have done, as well as the Insider; similar to a progress report; without having to phone the office. The website is updated every Tuesday. Regarding an earlier question regarding the value of the property that Master Management owns. Val reported the property value was last appraised at \$17,348,534.

3) Property Improvements -

(10:07:23 a.m.)

a. East Gate Entry -

Val said the recently painted black fence will connect to another 40-foot fence, 8 feet high, near the entry of the East Gate instead of a wall panel due to the location of a main water line. The ADA pads and bus benches were power washed; ensuring pump equipment is working properly.

Val advised a resident's concern that there was corrosion going on behind their building. Val advised that a geologist, GFA Co., was investigating possible corrosion near a pond and will develop a plan, if needed.

b. CenClub - Gulfstream Controls -

(10:09:07 a.m.)

Val indicated the installation of a new program, Gulfstream Controls, which will allow CenClub access to the same A/C, lighting controls, etc. as MM. The proposal was up for vote under Agenda Item, New Business.

Per Member comment, Val advised the new bus schedule launched November 1st and would be published in The Reporter monthly, and is also available for pickup at the Clubhouse, the Staff Office, and MM office lobby. You can also follow the bus schedule at www.CenturyVillageEast.com, our main website, where we have Community information, as well as COOCVE and CenClub information.

As part of our new app, Val explained coming soon residents would be able to send a guest pass to their visitor and then they would scan the license which would already be in the app, for the person to see in the Gatehouse system. We are waiting till we move forward with our final Gate construction before we go forward with this. Val requested patience during this process.

5) Central Park - **(10:11:57 a.m.)**

Val discussed the phases of Central Park beginning the spring/summer 2022 with Parcel 4. The fountain was already installed in the existing lake on the 14.1 acres. The golf and sand trap features have not been finalized. Scheduled for 2023 was Parcel 3 located next to the Clubhouse behind the Lyndhurst and Keswick buildings. Parcel 1 located behind Ellesmere and Ventnor was scheduled for 2024. Val highlighted the many features of the Park such as gazebos, exercise stations, a playground, etc., referenced in the 126-page Central Park packet on www.KeepingCVEBeautiful.com, with 11 pages being reviewed today. (Pictures were on display. Refer to video at the Time Stamp for full discussion.)

Per Member inquiry, Val replied Parcel 4 would take six months to complete. Val thanked the Park Planners, Denis, and the Committee and we look forward to the development. Eli informed the Park was a work in progress and that we are working with CenClub on this, as well. Gene wanted to reiterate to residents that the 2 organizations are working cooperatively together on a Community Project. Eli concurred.

Allied Universal Security - Director of Security, Liana Zito: **(10:26:52 a.m.)**

1) Village Security Report -

a. See Something Say Something -

Liana expressed safety was a priority. She instructed Residents to contact 911 first and then Security to report emergencies, unresponsive Residents. Call Security to report light outage hazards, suspicious activity, and solicitation. The Security dispatch number is bolded on the back of the CVE ID cards. She reiterated if you see something, say something; it is better to be safe than sorry; and response time is important and Security is happy to assist.

b. Resident File Updates -

Liana said the automated phone system does not require a pin. If asked to provide a pin when calling in call a guest, your telephone number needs to be added or updated in our Security Gatehouse access system. The automated system telephone number to call in your guests is 954-421-2556.

If you are being asked to enter a Pin number, please contact Security to make an appointment or just go to the Security Office so that they can assist you with updating your information. This will remove the error message regarding your Pin and allow you to conveniently call-in your guests by simply leaving their name on the recorded line.

The Security office is located near the Powerline entrance, West Gate, in the same plaza as Le Club and Activity Centers, adjacent to the Unimed medical office located in the MM building (opposite side of MM Office entrance). This is the same location This is the same location as where bar codes are issued Monday through Friday 9:00 a.m. to 12:00 p.m. Appointments may be made after 12:00 by contacting the Security office.

c. Gate & Traffic Safety -

Liana stated there has been an increase in reports of drivers hitting gate arms. Residents need to wait for the gate arms to close completely before proceeding through the gate arms to prevent damage to your vehicle and the gate arms. If the bar code malfunctions, you must present your ID to the Officer for entry. IDs will be confiscated and held at the Security office if you attempt to enter the bar code lane without a valid bar code.

Discussion ensued regarding damage to the gate arm bars.

d. BSO Report -

Liana informed the BSO report for November was not yet completed and will be updated at the next meeting on December 16th. The number fluctuates depending on officer availability.

Per Member inquiries, Eli replied BSO issued 27 tickets and Liana responded with 13 warnings; Liana advised she would look into distinguishing the effectiveness of special detail and routine patrol.

Business:

(10:33:37 a.m.)

Old -

New -

- 1) Approve the 2022 Budget/Coupon -

Eli Okun moved to approve the 2022 balanced budget in the sum of \$14,270,047, which will result in a coupon rate of \$128 per month. The motion was seconded by Michael Routburg.

Eli explained the Board reviewed the budget line by line and have pruned it down as much as possible it down to keep it economical. It was necessary to increase the monthly assessment by \$6, from \$122 to \$128. This cost of living increase was necessitated to cover the rise in the cost of goods and services. Eighty percent (80%) percent of the budget is for fixed costs; administrative, insurance, bus service, cable TV, Village maintenance – water, sewer, electric, trash, and Security.

Eli said the capital-planned Projects for 2022 will be the construction of the Main Gate on Hillsboro Boulevard, and Perimeter Wall construction on Hillsborough Boulevard, completion of the seven-year Paving Project, adding several new bus shelters, continued work on the Lighting Project, begin the development of Central Park, roof replacements for the Le Club complex, inclusive of Activity Centers A, B and C, and continuation of the Lighting Project and Utility Box Wraps. We have a very exciting plan for 2022, and again, the Board has reviewed the budget line by line, and was discussed in great detail. **The motion passed unanimously.**

Michael commented the coupon had only been raised once, temporarily, for Recreation purposes in the past 5 years; MM cannot continue offering services without the increase. Eli stated a graph of expenditures for the year would be mailed out to each Resident when the coupon book is mailed out

2) Approve the Gulfstream Controls Proposal -

Eli Okun moved to approve the purchase and installation for HVAC and exterior lighting controls by Gulfstream Controls at all Guardhouses, Le Club, Activity Centers Room A, B, C, the Tilford pool, tennis and pickleball courts, and the MM office not to exceed \$50,000. The motion was seconded by Gene Goldman.

Before vote, Eli advised the bid was chosen after thorough research, company meetings with Val and staff, and Board Workshops. **The motion passed unanimously.**

Member Comments:

(10:39:26 a.m.)

Barry reiterated his roadway pedestrian safety remarks from past meetings, urging Residents to pay attention to the traffic safety laws and reminded pedestrians to use the designated marked crosswalks, sidewalks, and pathways. He felt BSO's presence have been very effective, noting that citations carry fines, points on drivers license, and vehicle insurance rate increases. He welcomed back the seasonal Residents.

Pierre had no comments.

Michael welcomed back the many returning Residents.

He invited everyone to the free Village Hanukkah concert and Menorah lighting Sunday, November 28th, at the Clubhouse theater from 2:30 p.m. to 4:45 p.m.

Adding to Barry's comments, he suggested bicycle riders use an alert such as a bell when approaching pedestrians. He wished everyone a good season and Happy Holidays.

Joe R. wished Happy Holidays and welcomed back the seasonal Residents. He congratulated the Board's accomplishments over the past 6 years keeping CVE beautiful, while incorporating the Board's aim; increase usability, the friendliness and CVE, and infrastructure maintenance, noting the property values and the equity for all 8,508 homeowners continues to increase and thanked the Board and CenClub for their contribution to the improvements.

Gene echoed Joe R.'s comments. He welcomed back the seasonal Residents and wished everyone Happy Holidays. He congratulated MM and CenClub for the vast improvements in the Village since his residency in 1988. Although the population has not increased, the amenities and options for things to do in the Community has resulted in our prices moving fast due to this reason. He noted the units are selling/moving fast and property values continue to increase, adding the Village has lowest number of available units in its history. He mentioned the Toll Brothers units were expensive, lacked features, and CVE amenities were for Village use only.

Pat expressed appreciation for the Security leadership, attentiveness, and felt much more secure Village than previously. Pat added that she also appreciates the staff's work and efforts on Central Park. She complimented the Board working intensely at Workshops, and that MM and CenClub have done a great job. Pat added COOCVE to the list who have contributed to the Village improvements. Eli concurred.

Joe M. wished Happy Holidays.

Announcement:

(10:50:44 a.m.)

The next regular MM Public Board Meeting will be held on Thursday, December 16, 2021, at 9:30 a.m. in the Activities Center Room A. (Not open to the public in person at this time.)

Adjourn:

(10:51:09 a.m.)

Meeting was adjourned at 10:51 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. 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 December 16th, 2021.