



Minutes of Master Management Board Meeting
December 16th, 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, Pierre Laliberte, Barry Warhoftig, Pat Bidol-Padva, Joe Maney, Gene Goldman, Les Gerson, Michael Routburg

Remote - 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:

(9:32:28 a.m.)

The Board unanimously approved the Minutes of the November 18, 2021, CVE Master Management Board Meeting and the December 9, 2021, Executive Session as presented.

President's Report - Eli Okun:

(9:33:07 a.m.)

1) CVE Elections Update -

Eli introduced Sheila Pascar, Chairman of Election Committee, to speak and give update on forthcoming elections and thanked her for her hard work. Sheila informed this year there are 3 Boards that will be holding an election as follows; CenClub - 2 openings each for 3-year terms; CVE Master Management - 3 openings each for 3-year terms; and COOCVE - all positions open. The only voting that will take place for COOCVE this year will be for Secretary and Sergeant-at-Arms.

Sheila explained the COOCVE election process and that the following is extremely important, as she has received numerous e-mails that no one has received information to be on the approved Directors for the building. This election has nothing to do with being on your BOD for your building. You were appointed as you were voting by your BOD to be a Director of COOCVE at your annual meeting. COOCVE is always a year behind, so if you were voted to be a Director of COOCVE and already had your annual meeting, you will be voting next year. If you remain the same as last year's Director, that's who is voting – 2021 COOCVE Directors from last year will be voting this year, so if you were just appointed and were not a Director in 2021, you will be voting next year.

The Candidates Forum will be held Thursday, January 6th, 2022, from 2:30 p.m. to 4:30 p.m. via Zoom. Building Directors of COOCVE, building Presidents, and Area Chairs will be receiving a link to be able to sign-in and hear the candidates Forum. This will also be viewed on channel 98 shortly thereafter. Each candidate will have up to 2 minutes to make their presentation and for each presentation the Election Committee will be asking questions that were submitted by Residents of the Community. The candidate will have 1 minute to respond to each question asked, and the procedure will continue for each candidate.

The election will be done through BeckerBALLOT. They were used last year and it went very smoothly. Voting will begin Monday, January 10th, through Thursday, January 13th, closing at 4:00 p.m. Sheila advised that for any COOCVE Directors that do not have a computer, she will make herself available at the Clubhouse on Wednesday, January 12th, from 9:00 a.m. to 11:00 a.m. to vote **by appointment only**. You must make the appointment through Sheila directly; no one else can give you an appointment to meet with Sheila to vote. You can e-mail Sheila at prspah55@gmail.com. COVID protocols will be in place and you must wear a mask. Sheila, as the Election Committee Chair, will announce the election results of each Board at the COOCVE meeting on Tuesday, January 18th. She hoped for a better voter turnout and implored the Community to vote. **(Refer to video at Time Stamp for full discussion.)**

Gene thanked Sheila for her efforts and wanted to clarify regarding the persons who represent the Associations who become COOCVE Directors, he said per COOCVE Bylaws candidates are elected and not appointed by the membership to the COOCVE Board. Sheila concurred.

Eli thanked Sheila for her time and said it was greatly appreciated, and wished her luck with the election.

Eli announced this was BOD member, Pierre Laliberte's, last year serving on the Board and thanked him for his eight (8) years of service on the Board and that Pierre worked on many projects and has been very helpful for his many contributions, including the bus transportation and wished him well. A round of applause ensued.

- 2) Perimeter Wall Update - **(9:46:33 a.m.)**
Eli reported the installation of the wall was completed and painted gray. Irrigation and landscaping are being added for beautification on both sides of the wall and plantings will cover the mesh lining as the ivy continues to grow covering both sides of the wall. The debris off site left by CVE Master Management will be cleaned up.
- 3) New Flood Zone Designation Update - **(9:47:35 a.m.)**
As mentioned in The Reporter, Page 1 and Page 8, FEMA has designated CVE Deerfield Beach as being in a flood zone. Eli informed the Village that according to FEMA, CVE was centrally located in the area and Associations may be required to purchase flood insurance at an additional cost, and would like to point out that this does not cover personal belongings of Residents that typically live on the first floor, and might be affected by a flood. They would have to purchase their own flood insurance.

Questions were asked if CVE Master Management or COOCVE could appeal this. The answer is no. By law, the appeal can only be made by the owner of the property, an Officer of your Condominium Association, or your Association's designated attorney. The appeal must be made by contacting the county's Engineering Division, Susan Horvath, at shorvath@deerfield-beach.com. As mentioned this information can also be found in the Reporter on Page 1 and Page 8. **(Refer to video at Time Stamp for full discussion.)**

Eli wished everyone happy and safe Holidays, and a new year of good wishes and health.

Treasurer's Report - Joe Maney:

(9:50:04 a.m.)

November 2021 Financial Report -

For the month ending November 30, 2021, the Revenue was \$1,095,552 and Expenses were \$1,211,926. The Net Expenses exceeded Revenue by \$121,374. YTD Revenue was \$12,049,685 and YTD Expenses were \$12,058,077. The YTD Revenue exceeded Expenses by \$8,391.

The balance sheet is showing Cash on Hand of \$3,062,077. The Net Assessments Receivable on uncollected items was \$164,906. Total Assets were \$3,955,102 with Total Liabilities of \$2,597,236 and a Total Net Equity of \$1,357,866.

Per Member inquiry, Val informed the Total Assets does not indicate the property value.

Executive Director's Report - Vallen Smikle:

(9:52:03 a.m.)

Val advised his report would be brief, but a very important one, as he feels everything we do at CVE Master Management is important and adds value to the Community.

Val said due to the Pandemic beginning in 2020, we were unfortunately unable to have our Town Hall Meeting where we would explain to Residents what we have done for the past or current year and what we are looking ahead to doing and are always happy to have Residents in the room. Val explained that we came up with an idea to do an Annual Report booklet. He presented a draft of this 2021 booklet capturing CVE Master Management's past, present, and future project information, as well as behind-the-scene content not covered at the meeting. The first 500 copies of the 20-page 2020 edition went quickly, however, the digital version is available online at www.KeepingCVEBeautiful.com. Val noted the significant value CVE Master Management brings to the Community with its infrastructure, Security, transportation, etc., including the various partnerships with the City of Deerfield beach.

1) 2021 Year-End Report & Highlights -

(9:54:04 a.m.)

Val mentioned he was very proud of the many accomplishments and was happy to share the following achievements of 2021.

a. Beautification -

The landscaping improvements in the Community have added curb appeal and increased the property values.

Val reported beautification continues with the seven active lake fountains, the last one installed behind Islewood D / Oakridge A, weekly lake cleanings, routine storm drain maintenance, and the lastly 14 A/C units were replaced throughout the properties that CVE Master Management owns to include Le Club Activity Centers; replacing our final one which is for Activity Center Room A. **(Refer to video at Time Stamp for full discussion.)**

b. Transportation & Security -

Val asked for patience as the staff at CenClub and CVE Master Management continue to work improving the security, bus transportation, gate arm bars, etc. for the benefit of the Community, noting the number of complaints has decreased and thanked Michael Routburg for his assistance. The gate arm bars were designed for safety and vehicles must come to a complete stop before entering and exiting the Village. Val reported security is a priority and has increased the staff to 47 officers, including a paramedic on site at the Clubhouse, as both boards, CenClub and CVE Master Management, cares about safety very much. He noted the staff listens and addresses all Community concerns.

c. Websites -

To save time calling the office, Val directed Residents to www.CenturyVillageEast.com for CVE Master Management, the three (3) governance boards, and Association information with a link in the near future to the www.KeepingCveBeautiful.com for CVE Master Management past, present, and future project information updated every Tuesday. He indicated the sites have been well-received by real estate agents.

d. Property Value & BSO -

Val reported the number of available units in the Community was low and it was reported a recent resell of a \$40,000 property sold for \$75,000. He was pleased with the pride the Residents have taken in their property, with Residents helping the Village improve. Val credited BSO special detail for reducing crime; traffic citations being issued. The word is getting out about people slowing down. I will let our Director of Security, Liana Zito, speak about this later.

e. Email & Work Orders -

Val reported the email blasts have been very effective keeping the Community informed and referred to a recent transformer outage in the Village and applauded the staff working hard behind the scenes and after hours alerting the Residents. Approximately 8,000 calls were received from January to November this year with residents advising us of what is going on or looking for information. We also received approximately 500 work orders for bulk trash issues, irrigation, animal control, drains, etc.

f. Water Purification -

Val indicated CVE Master Management added new water purification drinking water fountains this year, with the last one recently added at the Tilford tennis courts; a different style, which you will also see located at the park.

g. Safety -

Val informed bicycles must follow vehicle safety rules and must heed for pedestrians.

He asked bicyclists to equip their bikes with a bell, lights, and reflectors and to alert pedestrians when approaching for the respect and safety of others, as well as yourself. Be kind to your neighbor.

h. Coupon -

Although the coupon will increase to \$128 Jan 1, 2022, from \$122 for reasons stated at the last meeting, it was still the best value and a great savings for the 55 plus Community having the partnerships it does with the contractors and the City. Val reminded CVE Master Management was a static income, not-for-profit company, and take all earnings to enhance the Community.

i. Bulk Trash -

Val said bulk trash was to be taken out Tuesday nights only to accommodate the recent change to Wednesdays to alleviate weekend pile up. Contractors are prohibited from leaving their material in the Village and fines will be imposed. Associations were directed to contact CVE Master Management to advise of a particular designated pickup area.

j. Bicycles -

Val indicated a five-year (5-year) plan to incorporate a bike path on Century Boulevard was being discussed with an engineer to be presented to the Board and requested patience during the transition.

k. Lighting -

Beyond mandate, Val reminded the Village Lighting Project on Association property was at CVE Master Management's expense and will forever be maintained by CVE Master Management.

l. Technology -

In partnership with CenClub, Gulfstream controls installed access to the A/C units and lighting in the CVE Master Management buildings, the tennis and pickleball courts and CVE Master Management swimming pool.

k. Master Management Connect App -

Val said the new Master Management Connect App is available on Google Play and the Apple Store to report something. He looked forward to sharing the annual booklet and receiving feedback from the Community.

Eli informed CVE Master Management was well aware of the bicycle concerns and is working with CenClub to design a nice pathway for walkers and a separate path for bike riders in hopes to get the recreational rider off Century Boulevard. Gene mentioned the positive comments he's heard in the Village. Val wished Happy Holidays and a happy and prosperous New Year to everyone. Les also commented on the great job done this past year by the CVE Master Management team and the list of accomplishments.

Allied Universal Security - Director of Security, Liana Zito:

(10:09:22 a.m.)

Liana welcomed back the Residents adding she has enjoyed learning so many great things in her first year in the Village.

1) Village Security Report -

a. See Something Say Something -

Liana expressed safety was a priority. Contact 911 first and then Security to report emergencies and unresponsive persons. Call Security to report solicitation, loitering, and light outage hazards. The dispatch number is printed in bold on the back of the CVE IDs.

b. Resident File & Bar Code Update -

Liana advised if a PIN number is requested when calling in a guest through the automated phone, your information needs to be updated into the new, safer system at the security office located next to the medical center in the CVE Master Management building Monday through Friday 9:00 a.m. to 12:00 p.m. For bar codes go to Security with your CVE ID or contact Liana to request an online form. A follow-up call will be made to set an appointment to apply the bar code on your vehicle.

c. Gate & Traffic Safety -

Liana stated there had been an increase in gate arm bar accidents advising only one car at a time should go through the arm bar and to let it close completely and look in both direction before proceeding through. If the bar code stops working on your car go to the security officer and present your CVE ID for a replacement.

d. BSO Report -

For the month of November BSO issued 4 warnings and 2 citations; the majority for running stop signs. The number fluctuates, depending on officer availability.

For follow-up questions, concerns, or to make an appointment contact Liana at Liana.zito@aus.com. Les thanked Liana for helping to resolve the bar code issues in the Village. Val indicated he would retrieve gate access data per request and asked Residents to be patient entering/exiting the Village and noted BSO has been very responsive to accidents in the Village and clearing the scene promptly. **(Refer to video at Time Stamp for full discussion.)**

Val stated Robert Streather, Director of Operations, will host a Zoom meeting today at 1:00 p.m. to discuss paving plans for the areas of Lyndhurst, Markham, and a stretch of road at Harwood. If you have not received notice, contact Customer Service for the link and sign-up for the CVE Insider which is full of information and updates distributed the 1st or 2nd of every month.

Business:

(10:20:20 a.m.)

Old -

New -

Member Comments:

(10:20:34 a.m.)

Pierre reflected on his 17 years as a Resident, having joined the CVE Master Management Board in 2013 and spent 7 years with the French Alliance and served as President. He complimented and thanked Gene, Val, the staff, and Members and spoke of his efforts with the transportation developments and the need for better buses; the bonus land donated by the Toll Brothers,

recalling years ago when an offer to buy the property for \$5.5 million was considered; and his efforts installing satellites for the French-speaking Community. He stated the uncollected items was now \$164,906 down from \$1.6 million when he joined the CVE Master Management Board and various improvements of the gatehouses, tree plantings, Security, transportation, lighting, irrigation, lakes, inexpensive Comcast solutions and hoped for an internet package in the near future.

Joe R. was grateful for the learning experience, friendships, and the opportunity to take part in the many accomplishments the Community will benefit from during his 6 years of service on the Board. He said all three Village Boards are very different but with the same goal to serve the Community and has set high standards since the CVE Master Management Board was completely replaced with all new Members in 2013. He thanked the volunteers, members, and Residents for their assistance, input, and alerting to issues in the Village for resolution. He was very pleased with the significant traffic improvements particularly in and out of the Village and congratulated the Members who worked to take over the former golf course land. He was glad to experience the improvements, making it a better world, and hoped the Community enjoys the benefits.

Michael joined in Joe R.'s comments, adding the Board had made great strides than ever before and will continue to press through challenging issues with permitting and the Community Appearance Board for example. He said new buses were in route for next week and was excited for future developments and Central Park. He was grateful to serve on the Board.

Les said it was a pleasure and learning experience in his first year on the Board and with many beautification projects left to review and complete. He encouraged delegates to vote. He learned a lot from Pierre and wished him luck, and wished a safe, Happy Holiday season and New Year.

Gene thanked Pierre for his service, particularly his support on important issues, noting the difficult years extending past 2013, and wished him much success and happiness. He highlighted 2 of many projects CVE Master Management extended to the Village beyond obligation to include the additional lighting and a Seven-Year much needed Paving Project for all areas beyond just the obligatory parking spaces costing millions of dollars at CVE Master Management's expense to provide for the safety and comfort of the Community. Lastly, he wished a Merry Christmas, Happy New Year, and a great year ahead with 1 year left to serve.

Pat thanked Pierre and wished him the very best. She thanked Val for his careful decision-making after thorough investigation of all evidence and input for the best outcome resulting in a beautiful Village. She thanked the staff and Residents and wished everyone a safe and wonderful New Year.

Barry echoed member comments and thanked Pierre for his contributions and wished him well. As a result of the added traffic safety features in the Village, BSO has been able to issue tickets, resulting in possible fines, points added to drivers licenses, and insurance penalties helping to make the Village safer.

Per state statute, pedestrians have the right of way in designated crosswalks only. He advised travelers to exercise caution, come to a complete stop, and look left and right before crossing. He informed bicyclists have the same laws as vehicles and suggested riders use the crosswalks and come to a complete stop and look in both directions before crossing.

Joe M. wished best of luck to Pierre and a Merry Christmas and Happy New Year.

Announcement:

(10:47:00 a.m.)

The next regular CVE Master Management Board meeting will be held on Thursday, January 20, 2022, at 9:30 a.m. in the Activities Center Room A. Meeting announcement and the Agenda will be provided to stay informed.

Adjourn:

(10:47:22 a.m.)

Meeting was adjourned at 10:47 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,

[Please Print]

Secretary
CVEMM Board of Directors

[Signature]

The signature above indicates only that these are the minutes adopted by the Board of Directors in open session on January 20th, 2022.