



## Minutes of Master Management Board Meeting

January 16, 2020

President Eli Okun called to order the regular meeting of the elected volunteer Board of Directors of CVE Master Management at 9:29 a.m.

All those present were asked to please silence their cell phones or put them on vibrate so as not to disturb the meeting.

Eli informed the audience of the sign-in sheet is back of room if they wish to speak at Open Mic.

### **Roll Call:**

**Present** - Eli Okun, Pierre Laliberté, Joe Maney, Dick Ciocca, Gene Goldman, Michael Routburg, Joe Roboz, Barry Warhoftig (entered dais at 9:40)

Eli noted in attendance: Sylvia Smaldone, President of the COOCVE; Rita Pickar, President of CenClub; Harry H. Randolph, Chairperson of the Council of Area Chairs; and Bernie Parness, Deerfield Beach Commissioner.

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:**

**(9:31:48 a.m.)**

**The Board unanimously approved the December 19, 2019, MM Board Meeting Minutes, as presented.**

### **President's Report - Eli Okun:**

**(9:32:10 a.m.)**

#### 1) North/East/West Guardhouses -

Eli reported the Main and East Gate have experienced increased traffic congestion since the West Gate access is for Residents and ID card holders only. He stated the complications with the barcode readers are being worked on, adding a computerized system and handheld iPads will be used at the gates to expedite entry in addition to allowing two car entry at a time into the Village.

- 2) Fabien “Faye” Adams - **(9:34:31 a.m.)**  
Flowing extensive workshop discussion, Elin announced the Board elected not to set a precedent of naming streets after individuals, and suggested Associations consider dedicated a bench, walkway, et cetera in honor. For example, Farnham H has designated a bench in memoriam.
- 3) BSO Traffic Agreement - **(9:35:49 a.m.)**  
The new campaign “Obey the signs or pay the fines,” signage was on display as Eli explained the slogan will be posted on the Village buses reminding Residents to follow all traffic safety rules and to stop at stop signs to avoid getting ticketed when BSO is patrolling the community. Eli pointed out the radar detectors along Century Boulevard were there to monitor speed. For buildings that would like BSO to patrol their private roadways and to help keep the speed down, a contract is available in the MM office to sign up. It was noted cars have been witnessed traveling very fast on the side streets.
- 4) Comcast Update - **(9:37:16 a.m.)**  
Eli reported the good news him and Val were able to meet with the Senior Director for Comcast last week, who also assists Boca and Pembroke Pines Century Village, to negotiate contract terms. MM did not agree with the package as presented, and was hopeful to receive a revised package offer to include secured Wi-Fi in the Village once the current four-year contract is up.
- 5) Election Meeting - **(9:38:40 a.m.)**  
Eli announced a MM Special Board Meeting is open to the public scheduled and will be held next Thursday, January 23, 2020, at 9:30 a.m. in the Activities Center A for the limited purpose of election of the Master Management BOD officers.

Following Member comment, Eli reported Comcast was evaluating the number of subscribers and will follow up with MM to offer individual routers for each unit for secure internet service like Boca and Pembroke Pines Century Village.

**Treasurer’s Report - Joe Maney:** **(9:40:42 a.m.)**

December 2019 Financial Report -  
For the month ending December 31, 2019, the Revenue was \$1,106,452 and Expenses were \$956,111. The Net Revenue exceeded Expenses by \$150,341. Total Revenue for the year 2019 was \$13,642,223 and Total Expenses were \$12,167,075. The 2019 Revenue exceeded Expenses by \$1,475,149. It should be noted that the surplus is the result of the projects that were planned for 2019 but delayed until this year. Master Management has accounted for and is utilizing the surplus in the 2020 budget to lower the coupon from \$127 to \$122. The delayed 2019 projects will be completed this year and funded by the 2019 surplus.

The balance sheet is showing Cash on Hand of \$3,755,226. The Net Assessments Receivable on collected items was \$219,899. Total Assets were \$5,156,000 with Total Liabilities of \$3,179,430 and a Total Net Equity of \$1,976,570.

Joe M. stated the revenue was pretty close to budget for 2019 as well as expenses with the exception of some of the special projects that were carried over to 2020 to include the West Gatehouse, the perimeter wall, and the latter phase of the LED lighting project. Gene pointed out the in-house collections by the corporate office have dramatically reduced the bad debt. Joe R. stated the bookkeeping items need reviewed, pointing out a \$400K asset should have been logged as a liability. Eli took the matter under advisement.

**Executive Director's Report - Vallen Smikle:**

**(9:43:49 a.m.)**

Val wished everyone a Happy New Year and thanked everyone for attending, noting the monthly meetings are an important and viable source of accurate information.

**1) Toll Brothers Update -**

**(9:44:06 a.m.)**

Val reported the construction of the six-foot wall at the new Sandpiper Pointe development can be seen along Military Trail. MM security is monitoring the area to ensure the gates are locked and secured at night.

**2) Perimeter Wall Update -**

**(9:44:31 a.m.)**

Val stated MM is working with the same vendor as Toll Brothers for installation of the eight-foot wall that will border their perimeter wall. He noted the good news since a variance was unnecessary for multiple-family communities, the permitting process has begun. The goal is to complete Military Trail and Hillsboro Boulevard this year with the rest of the community in the years to come. Drone footage of the new community developments are posted monthly on KeepingCVEBeautiful.com.

**3) Water Leak Detection Report -**

**(9:45:19 a.m.)**

Val said city vendor, Utility Services has done an excellent job inspecting all the pipes for water leaks throughout the Village. A comprehensive 21-22 page report indicating where the leaks were detected will be available Friday and posted on [keepingcvebeautiful.com](http://keepingcvebeautiful.com) for review. Of the 78 unit owners/Associations, those listed in the detailed report will be met with to help resolve the exorbitant water costs.

Per Member inquiry, Joe M. responded the monthly water bill is \$95,000 and \$90,000 for sewer. Eli indicated the total yearly cost for water, sewer, and trash combined was a little over \$2 million. Val expressed the importance of addressing the water leaks issue, adding water is a unit owner/association expense, but will help the entire Community as well as help to lower the coupon in the future. He invited Robert Streather, Director of Operations, to discuss the reported findings.

Robert reported the following:

- Water leaks -  
MM engaged in a proactive leak detection survey with Utility Services who served the east side of Deerfield Beach with the west side to follow. The significant amount of money spent on water is an indicator there are water leaks. No significant leaks were located in the 35.5 miles of distribution line, 550 valves, or the 156 fire hydrants, however, the leaks were detected in the one-inch lines serviced by either the building or the unit owners will be contacted. This evaluation will be performed every few years.
- Toilets -  
As previously mentioned, Robert suggested using water-efficient toilets and to contact the city for rebate offers.

Michael mentioned the rebate was through the county and a link can be found on [keepingcvebeautiful.com](http://keepingcvebeautiful.com). Eli pointed out faulty toilet flaps and faucet leaks also contribute to the high water consumption. Joe R. stated MM is billed for water by meter consumption and billed for sewage on a proportionate rate for water usage. If water use is reduced both invoices will be reduced. He said the valves in the back of the buildings need turned off when not in use. Val mentioned a recycling report will be given at the next meeting. Robert added a recycling audit in the Village was scheduled for February. Comments ensued regarding recycling and bulk trash pickup. (Refer to video at time stamp for full discussion.)

4) Upcoming 2020 Projects Update -

**(9:56:54 a.m.)**

- Lighting project -  
Val indicated the year started with the completion of the lighting upgrades at 12 low-rise buildings to date and requested interested garden-style buildings contact MM customer service or project manager, Denis Barreto, to sign up for additional lighting on behalf of MM. He reported an additional informative 2020 paving project meeting hosted by Robert was scheduled today at 1:00 p.m. at Activities Center A.
- Electric Vehicle Charging Stations -  
On behalf of the Board, Val was happy to report the first dual charger will be installed at the Activities Center and ready to use March 1st. He hoped for a good turnout, noting additional future charging stations have yet to be determined.

- Bus Shelters -  
Val was happy to report the bus shelters donated by the CVE Reporter seven years ago have been refurbished with new plexiglass, paint, and welding. A survey was conducted to determine where the needs are and hoped to see more shelters pop up throughout the year.

5) New Security Directors - **(9:59:50 a.m.)**  
Val introduced Allied Universal's new security Director, Don Williams, and Johnathan Zayas, assistant security Director, who have replaced Fernando. Don and Johnathan advised they were aware of the various issues and are working diligently to make the Village a safe and secure environment. Val indicated they were off to a good start and proud to have their expertise servicing the community. A round of applause ensued.

Val reported First Transit's service team will be flying down to repair the steps on some of the nine buses and to re-educate the bus drivers. Updates will be announced accordingly.

**Business:** **(9:49:24 a.m.)**

**Old -**

**New -**

**Member Comments:** **(10:02:27 a.m.)**

Eli wished everyone a happy and healthy prosperous new year and looks forward to MM continued efforts to make the Village a better place.

Michael wished everyone a happy new year. He stated a change in the overall mentality of recycling and bulk trash efforts was needed and people need to care about the Village and was unsure if everyone does. Century Village is the last of the large communities to still have recycling bins and it's a strong possibility the bins will be removed due to the excessive contamination rate of 70% and must be 10%, and encourage everyone to recycle. He hoped all projects go forward without blockades. A round of applause ensued.

Dick wished everybody a happy and healthy new year and was pleased with the new modern enhancements throughout the Village. He drew attention to the new walnut podium in the room, the electric vehicle charging stations, and noted the attendance at the meetings has increased. He is proud to live in the Village, and desired Residents spend a little extra time to make Century Village East the best place to live in Florida. A round of applause ensued.

Pierre inquired about the development in Central Park, and Eli replied the Park Planner is working on putting together a proposal.

Gene expressed gratitude for the incredible professional staff ever assembled at one time. A round of applause ensued.

Joe R. echoed Michael's sentiment, climate change and recycling go hand in hand, adding the difference between picking up recycling or garbage is \$3 a month per unit owner. He desired Residents rally around contributing to the environment. When he came to the Village 40 years ago, Residents used to pay for streamed recycling pickup, adding the trees throughout the Village were purchased by the first Residents of the Community. He hoped the Community can find a way to recycle even if it's only paper. A round of applause ensued.

Barry echoed previous Member comments especially with recycling. He expressed the professional staff is number one and hoped it continues in that manner. He stated his family has been associated with Village since 1977 and has seen many projects accelerated in the last two to four years that makes the Community one of the better ones in South Florida. He remarked the Village safety and security has greatly improved for vehicles, pedestrians, parking lots, and perimeter wall. He noted there are fairly serious family health issues, but hoped to be back to the Village soon. A round of applause ensued.

**Announcement:**

**(10:11:21 a.m.)**

The Master Management Special Board Meeting, Election of the Master Management Board of Directors Officers, will be on Thursday, January 23, 2020, at 9:30 a.m. in the Activities Center A. And The next regular MM Board of Directors meeting will be on Thursday, February 20, 2020, at 9:30 a.m. in the Activities Center A.

**Adjourn:**

**(10:11:48 a.m.)**

Meeting was adjourned at 10:11 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](http://www.cvedb.com). Meetings may also be viewed on our Community TV Channel 98.)

Respectfully submitted on behalf of,

Dick Ciocca  
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 \_\_\_\_\_, 2020.