



**Minutes of Master Management Board Meeting
February 20, 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, Dick Ciocca, Joe Maney, Gene Goldman, Pat Bidol-Padva

Remote – Barry Warhoftig, Joe Roboz (entered dias a 9:31 a.m.), Michael Routburg (entered dias at 9:31 a.m.)

Eli noted in attendance: Sylvia Smaldone, President of the COOCVE; Rita Pickar, President of CenClub; Elliot Cohen, Editor-in-Chief of the CVE Reporter; and Bernie Parness, City of 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: (9:32:00 a.m.)

The Board unanimously approved the Minutes of the January 16, 2020, MM Board Meeting; the January 23, 2020, MM Special Board Meeting for the Election of CVEMM BOD Officers; the January 23, 2020 Executive Session Meeting Minutes; and the January 30, 2020, Executive Session Meeting Minutes as presented.

President's Report - Eli Okun: (9:33:16 a.m.)

- 1) New Board Member – Pat Bidol-Padva -
Eli officially welcomed new board member, Pat Bidol-Padva. In accordance with the by-laws, Pat was appointed to fill the vacancy on the Board. He looked forward to her expertise serving on the Board. A round of applause ensued.

2) House Bill 1011 - (9:33:42 a.m.)

Following Village concerns, Eli reported state Legislature filed Bill 1011 allowing short-term rentals, advising B&B has spent a ton of money advocating for it. As originally written, the bill superseded any community by-laws to allow rental advertisements and rent property. Since then, MM went to Mayor Ganz, who went to the city attorney. The city attorney responded to MM via email which was read into the record. Eli summed up, if your building is a non-rental building you're 1,000% protected according to the by-laws. For rental buildings, most have three-month minimums are not short-term rentals, are totally protected and have recourse to vacate short-term renters. Although the bill has not passed yet, he wanted everyone to know they do have some form of protection and have sent a letter to the Legislature and local officials to voice their opinion. (Refer to video at Time Stamp for full discussion.)

3) BSO Traffic Agreement - (9:36:38 a.m.)

Eli advised agreements were ready for pickup in the office or call MM for one to be sent or emailed to you for associations wanting BSO to enforce traffic laws on their private roadways at no additional cost to the associations. Eli reiterated this is correct and in our budget for special detail to enter the Village, where we control the hours. Val has been working with BSO for staggered hours. Patrol starts next week in an effort to make the Village safer.

Treasurer's Report - Joe Maney: (9:38:05 a.m.)

January 2020 Financial Report -

For the month ending January 31, 2020, the Revenue was \$1,077,843 and Expenses were \$933,278. The Net Revenue exceeded Expenses by \$144,566.

The balance sheet is showing Cash on Hand of \$4,362,506. The Net Assessments Receivable on uncollected items was \$57,956; noting an all-time low based on the aggressiveness of collections. Total Assets were \$4,642,343 with Total Liabilities of \$3,399,761 and a Total Net Equity of \$1,242,582.

Joe M. stated the expenses were close to budget. One underbudget item was special projects that contributed to the \$144,000 profit for the month of January. For the past several years serving on the Board with a million-dollar debt owed to MM, Gene found it interesting and remarkable the figure had been reduced to \$57,000, and expressed gratitude to the staff. Joe M. concurred.

Executive Director's Report - Vallen Smikle: (9:30:52 a.m.)

Moving away from agenda,

a. Gate Closure -

Val announced the Main exit lane at Hillsboro Boulevard will be closed during repair from 8:00 a.m. to 8:00 p.m. as a result of a watermain break that occurred the week of December 16-22. Low water pressure has been reported throughout the Village. All CVE exiting traffic will be redirected to Military Trail or West gate.

b. Transformers - **(9:40:46 a.m.)**
Val advised FPL's continues to work hard with their preferred vendor in replacing building transformers. All buildings will be completed this year.

1) New Century Village East Website - **(9:41:14 a.m.)**
Val advised an email blast was sent this morning alerting Residents logging onto cvedb.com will be redirected to the newly redesigned website, centuryvillageeast.com. The new site will feature the most recent Master Management news and useful information with links to Village events, COOCVE, and project updates at keepingcvebeautiful.com. Val expressed MM's dedication to keeping Residents updated and informed of Village news past, current, and future of wonderful events throughout the Village.

Per Member inquiry, Val reiterated an email blast was sent to the community alerting Residents of the new site. Elliott remarked for those that have bookmarked cvedb.com you will automatically be redirected to centuryvillageeast.com. Val pointed out various pictures and drone footage of the Village were posted. Val asked residents to contact security if they witness illegal trash dumping; reminding bulk trash goes out Thursday evenings for Friday pickup to keep the Village beautiful. He added another reason for brand awareness was property values are at an all-time high and hoped to continue getting good neighbors.

2) Toll Brothers Update - **(9:44:17 a.m.)**
Val reported construction and drone footage was posted on the Village website, adding Toll Brothers have been very responsive with MM. The wall has been painted and will continue more beautification efforts with landscaping and adding 2-foot hedging that will grow to 8 feet tall and will be maintained by MM. Toll Brothers have been instructed to contact security for permission to enter the Community to maintain the land they own, Parcel 4. Work continues behind Ashby A and Grantham C; lake expansion is complete; and planting fresh grass. Val stated MM will maintain all the lakes in the Village and is MM's right to submit expenses to Toll Brothers for their work on the lake they still own. He asked for patience while Toll Brothers waits for the grass to develop and grown before cutting, making sure they leave the parcel to MM in great condition.

3) Perimeter Wall Update - **(9:45:58 a.m.)**
Val mentioned Eli answered perimeter wall questions at the COOCVE meeting. He also mentioned the great news all structural, fire, and many quality control inspections by the city of Deerfield Beach have passed and will present their case to the Community Appearance Board February 26th, at 7:00 p.m. for final review. Val anticipated the 8-foot wall permit will be in hand by the end of February to proceed with vendor, Precast Wall Systems Inc., who partnered with the Toll Brothers' wall in, to start in April at Military Trail. The plan is to plant Bougainvillea to mask the height difference of the fence and the 22-foot wall to be installed by the city FDOT on SW 10th Street and remove the lights and relocate the powerlines underground. Updates

will be announced and sent via email when the next SW 10th Street project meeting will be.

4) CVE Central Park Update - **(9:47:47 a.m.)**

Val indicated February's CVE Insider was sent via email seeking opinion and feedback on the park survey. He pointed out Robert Streather, Director of Operations, has overseen the park cleanup and removal of evasive trees. MM hired park planners, Padillo and Burgess, and will share their ideas with the Community. Val said MM listens to the Community and will do their best to incorporate their requests. He reminded residents the Board is dedicated to the community.

Moving away from agenda,

c. Electric Charging Station - **(9:48:54 a.m.)**

Val reported the first charging station was installation was completed yesterday outside of the Activity Building and will go live with the Village March 2nd pending beta testing. Val remarked it's a great Village amenity and will save a trip outside the Village to charge your vehicle.

5) CVE Beautification Committee - **(9:48:54 a.m.)**

Val has appreciated the feedback from the Community and was happy to report a Beautification Committee was established and announced Caryl Berner, Marjorie Kopacsi, and Laura Routburg as members. Inspired by Pompano's wrapped utility boxes, Denis Barreto will oversee the utility wrap project of FPL boxes, and phase two next year for the AT&T utility boxes. Comcast boxes will not be included as they are not obtrusive. Val stated the first meeting was held last week to discuss pricing and the team is waiting on the third bid. The project details, pictures, and updates can be found at keepingcvebeautiful.com/utility-wraps.

Dick commented the newly painted water tower will match. Val added renderings will be included in next month's CVE Insider.

Moving away from agenda,

d. Volunteering - **(9:52:27 a.m.)**

Val mentioned MM have a shared philosophy in volunteering and participating beyond the Village gates was a big thing, and have decided joining the Earth Day beach cleanup event with the City of Deerfield Beach, JM Family, et cetera, on April 4th from 9:00 a.m. to 12:00 p.m. If enough people sign up, Val said transportation arrangements will be made. An email blast with details will be sent.

- 6) Transportation Supervisor Introduction – Irealdo Cimitier - **(9:53:22 a.m.)**
As MM continues to make every effort to enhance bus rider experience with implementing safety bars, steps, and interior lighting, he announced bus vendor, First Transit, will have an on-site office in the Clubhouse and introduced new transportation manager, Ire. Ire provided a brief overview of his safety background and experience. getting to know the Community and was aware of the bus and driver concerns. Ire stated observations were made and will follow up with additional
Although having been with the company for five years, manager, Terri, transitioned his roll to work in the Village a week ago. He is learning the routes, coaching and training to cater to individuals with special needs. He welcomed feedback and looks forward to enhancing transportation safety. A phone number dedicated to bus concerns will be available March 1st. The number will be announced.
- 7) Robert Streater/Val - 2020 Paving Project/Recycling Audit Update - **(9:56:12 a.m.)**
- a. Paving Project -
Robert indicated MM was on its fifth year if the six-year paving project, having completed paving for two-thirds of associations contracted. He reminded signed paving contracts need turned into MM to be added to the schedule. Detailed information and dates will be announced closer to date once paving resumes in June.
 - b. Leak Detection - **(9:57:12 a.m.)**
In an effort to be transparent, Robert pointed out a survey from vendor, Utility Services Associates, was posted to the website for Community feedback. For related questions, contact MM or Robert Streater.
 - c. Recycling - **(9:57:55 a.m.)**
Following a third recycling audit by the city in the beginning of February, there was a reported 39% contamination level, a great improvement, some areas are still at 60%. Robert urged Residents to take responsibility and communicate with neighbors. He stated if recycling is too much then throw everything in the garbage; when in doubt, throw it out. For recycling questions, contact MM customer service.
 - d. Bulk Trash - **(9:58:44 a.m.)**
Robert encourage residents to ensure their vendors are held accountable in removal of all waste materials from Village property. Noting, dump fees should be included in the work proposal. If you witness illegal dumping, contact Robert, Bernie, or Code Enforcement to report. Again, bulk trash is to be taken out on Thursday for Friday pickup.

Val advised recycle bags are available for free in MM office.

- 8) Denis Barreto/ Val – CVE Phase 3 Lighting Project Phase 2 of 2 - **(10:00:45 a.m.)**
Denis reported 16 buildings have been completed and will resume next week with Harwood A and B, Tilford O and H, et cetera. So far there are 53 buildings signed up and there are 192 low rise buildings in the Village. Denis urged associations to come to the MM office to sign the lighting contract to enhance Village safety and make please safer.

Questions from the audience ensued. (Refer to video at time stamp for full discussion.)

Director of Security – Don Williams:

(10:03:04 a.m.)

January Security Report -

a. Illegal Dumping -

Don asked Residents to contact security at the Main gate to report illegal dumping. He also suggested capturing this activity on your phone, take pictures, of get the tag number of any vehicle associated with illegal dumping. Don advised legitimate contractors will post their permits in the window. If you don't see a permit posted, report to security to verify with Code Enforcement.

b. Security Staff -

(10:03:47 a.m.)

Upon initial security staff reviews, a meeting ensued last Saturday with the entire team for additional instruction. Don indicated security will continue to be monitored to improve standards the Village will appreciate.

c. Main Gate -

(10:04:14 a.m.)

Don announced the second window at Main gate was open and asked Residents to tell their guests to have their IDs out and ready to avoid long delays. If your barcode is not working, go to the ID office for replacement. If you do not have a barcode, security has been instructed to confiscated IDs for retrieval at the ID office.

d. Job fair -

(10:05:05 a.m.)

Don announced the Allied Universal job fair was open to Residents, however, they must work off site.

e. Reporting Suspicious Activity -

(10:05:33 a.m.)

Don advised Residents immediately call Main gate security to report suspicious activity and an officer will follow up accordingly. He reported a Resident had called regarding a building treasurer out taking pictures of a building. After following up, it was noted they were trying to select paint color. Don suggested contacting your building and MM if you will be out taking pictures of property or the like to avoid any possible confusion.

Questions from the audience ensued. (Refer to video at time stamp for full discussion.)

Business:

(10:10:57 a.m.)

Old -

New -

Eli stated the Board has discussed and thoroughly reviewed the lengthy contracts, adding an explanation will be offered for each of the following motions seeking approval:

Eli Okun moved to approve the Butters Construction & Development Inc. contract for construction of the Main guardhouse not to exceed \$564,000. The motion was seconded by Gene Goldman.

Following explanation, **the motion passed unanimously.**

Eli Okun moved to approve the new three-year Allied Universal Security Services Contract not to exceed \$1,635,701 per year. The motion was seconded by Dick Ciocca.

Following explanation, **the motion passed unanimously.**

Eli Okun moved to approve the contract with EWI Inc. for the installation of six new light poles at the Tilford Tennis and Pickleball courts not to exceed \$30,000. The motion was seconded by Joe Maney.

Following explanation, **the motion passed unanimously.**

Eli Okun moved to approve the nine-year contract with First Transit Inc. for bus service within and outside Century Village not to exceed the cost per year on Exhibit B of the contract as follows: In the years 2020 and 2021, \$1,505,370; in the years 2022 through 2026, \$1,715,713; and in the years 2027 and 2028, \$1,739,593. The motion was seconded by Joe Maney.

Following explanation, **the motion passed unanimously.**

(Refer to Time Stamp for full discussion.)

Member Comments:

(10:18:31 a.m.)

Pat expressed her appreciation to the Members for being appointed to the Board and said she looks forward to continue serving the community.

Pierre was very happy with the new transportation contract and hoped for electric buses in the future as all buses in Quebec will be electric in the next 10 years.

Dick has enjoyed how well-managed the flow of information has been. He was proud of the staff, their talent, and communication efforts and humbled to be a part of it. He mentioned hoped the decorum at Open Mic will be conducted in a much better way than last week's meeting, reminding Open Mic is an opportunity to address concerns and ideas for improvement, noting the Board will respond or table for follow up reply.

Gene echoed Dick's pleasure with the staff. He complimented Val's idea to have the various department leads speak at the Board meetings and pointed out the Community is getting better and better with time.

Joe R. welcomed Pat to the Board. He thanked Val and staff for their efforts and agreed with Pierre's sentiments regarding the environmentally friendly changes made to the bus proposal and commended the board for their approval.

Barry welcomed Pat to the Board. After many years of limited ability to enforce traffic rules, he was pleased the final phase of the safety project enforcing traffic laws in the Village was in place and thanked the Board and the staff for their efforts. He echoed the progress of the perimeter wall, gates, and the Central Park development and hoped Residents take great pride in. Barry also thanked Val, the staff, and the Board for their professionalism and project efforts and for entrusting MM with a better Village environment.

Announcement:

(10:23:44 a.m.)

The next regular MM Board meeting will be on Thursday, March 19, 2020, at 9:30 a.m. in the Activities Center A.

Adjourn:

(10:24:03 a.m.)

Meeting was adjourned at 10:24 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,

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.