



**Minutes of Master Management Board Meeting
March 19, 2020**

President Eli Okun called to order the regular meeting of the elected volunteer Board of Directors of CVE Master Management at 9:37 a.m.

Roll Call:

Present - Eli Okun

Remote - Barry Warhoftig, Pierre Laliberté, Joe Maney, Gene Goldman, Michael Routburg, Pat Bidol-Padva

Absent - Dick Ciocca, 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:

(9:39:30 a.m.)

The Board unanimously approved the Minutes of the February 20, 2020, MM Board Meeting as presented.

President's Report - Eli Okun:

(9:40:00 a.m.)

1) **Coronavirus (COVID-19) -**

Eli stated the MM Board of Directors and staff, in conjunction with the Department of Health, continues to monitor the coronavirus very, very carefully. Precautionary measures such as barring the public from attending the Open meetings and having several Members appear via GoToMeeting were implemented. Bus services were reduced from 8:00 a.m. to the last stop at 9:00 p.m. and Clubhouse shows/events will close at 8:00 p.m. for sanitation purposes. Eli advised business will operate as usual, asking Residents to be safe, follow government regulations, and stay in place. Updates will be announced accordingly.

2) **West Guardhouse -**

(9:41:49 a.m.)

Eli reported the West Guardhouse construction will begin April 6th and anticipated three months to completion. The East Gate will remain open 24/7 during this time.

- 3) BSO Agreement - **(9:42:08 a.m.)**
Eli advised 42 of the 76 licensing agreements have been signed and returned and hoped more would be submitted as soon as possible. The agreement granting BSO access to patrol the private roadways can be picked up at the MM office or call MM customer service to request a copy via email. Patrol will start next week in effort to make the Village safer.

Treasurer's Report - Eli Okun: **(9:43:33 a.m.)**

February 2020 Financial Report -

For the month ending February 29, 2020, the Revenue was \$1,100,972 and Expenses were \$922,623. The Net Revenue exceeded Expenses by \$178,350. The YTD Revenue was \$2,178,610. The YTD Expenses were \$1,953,477. The YTD Revenue Exceeded Expenses by \$225,133.

The balance sheet is showing Cash on Hand of \$3,788,049. The Net Assessments Receivable on uncollected items was \$150,127. Total Assets were \$4,851,278 with Total Liabilities of \$4,175,608 and a Total Net Equity of \$675,670. Eli noted the excess resulted mostly from scheduled projects not completed, the west gate and perimeter wall, and are on target for a balanced budget.

Executive Director's Report - Vallen Smikle: **(9:45:36 a.m.)**

- 1) Toll Brothers Update -

Val was happy to report Parcel 4 was complete on the Toll Brothers' side and will be turned over to MM in three weeks once hydroseeding is complete. He stated any damage to CVE property by Toll Brothers will be at the Toll Brothers' expense. MM will be responsible for the lakes. For questions/concerns regarding Toll Brothers, contact MM.

Following Member inquiry, Val assured Parcel 4 will be turned over tax free, clean, and decontaminated. He advised future Toll Brothers reports will not be offered, as they are self-contained on their property.

- 2) CVE Insider - **(9:47:30 a.m.)**

Val hoped everyone was able to read the latest news published last month in the CVE Insider. Val reminded Residents to contact to MM customer service to be included in the mailer.

- 3) Recycling - **(9:47:50 a.m.)**

From a MM and city standpoint, Val told Residents to toss mixed paper in the regular trash, adding once the paper gets wet it cannot be recycled. When in doubt, throw it out. Val reported the last city audit revealed the Village had a contamination level of 39% and hoped recycling efforts improve.

- 4) Transportation - **(9:48:30 a.m.)**
- a. Val commended First Transit Group for their excellent, clean service, and offering additional routes during troubling times. He reminded taking the bus was an individual choice.
 - c. Val reminded Residents to stay safe, wash hands, and follow direction of the Broward County Health Department and service providers.
 - c. Sunday beach shuttle service is suspended until further notice, as a result of beach closure.
 - d. Regular bus service will end earlier, and will now run from 8:00 a.m. with the last stop at 9:00 p.m.
 - e. The clubhouse will close at 8:00 p.m. although restrooms are accessible.
- 5) Electric Vehicle Charging Station - **(9:48:48 a.m.)**
- Val was happy to report the dual charging stations are open at the Activities Center/Le Club complex. The fee is \$1.85 per hour. Residents were asked to abide by the four-hour maximum charge as a courtesy.

Following Member comment, Val reminded Residents to respect the signage. The three parking spaces for charging stations are for electric vehicles only and risk being towed if parked there.

- 6) Lake Fountain Project - **(9:51:30 a.m.)**
- Val was pleased to announce the first water fountain was being prepped at Westbury L and hoped to have it up and working in the next two weeks. It can be seen behind Cambridge B and Westbury L as you enter off Hillsboro gate off from the synagogue. He hoped to extend this amenity, particularly along Century Village.

Per Member inquiry, Val responded the fountains will be equipped with four-way ambiance/color select lighting. The Board will determine when the lights turn off.

- 7) CVE Beautification Project - Utility Wraps - **(9:52:52 a.m.)**
- As previously stated, the Beautification Committee, with members Carol Burner, Joanne Hall, and Laura Routburg, with Val and Denis Barreto to oversee the utility wrap project. Car Wraps--the vendor for Pompano Beach, Weston, Deerfield Beach, and surrounding communities was carefully chosen and will begin wrapping the 19 FPL boxes this summer.
- 8) Cancellation of Beach Clean-Up - April 4th - **(9:54:15 a.m.)**
- Val announced the volunteer beach cleanup scheduled April 4th in honor of Earth Day (April 26th) was canceled as a result of virus concern and hoped it would be rescheduled, as well as future volunteer events beyond the community.

Moving away from agenda -

- a. Val reported Central Park has been cleaned and prepped for the next phase of park planning and public view. Official park plans have not been made to date.
- b. The black fence connecting Century Boulevard to Ellesmere Drive was replaced and the fence bridge to the park will be replaced; Val was pleased with the repairs following a traffic accident outside the Village at the Newport area towards Quiet Waters.
- c. Val asked Residents to exercise extreme caution navigating through the Village and be mindful of the landscape workers, tree trimmers, bicycle, and pedestrian traffic in the Village.
- d. Le Club & Activities Center will close at 8:00 p.m. until further notice.

Director of Security – Don Williams:

(9:57:21 a.m.)

1) Security Update -

- a. Following the virus outbreak, Don noted the security company implemented precautionary procedures to eliminate social distancing, sanitizing work areas, adding barriers and a walk-up window. Three security officers will be added to the Village fleet beginning next week.
- b. Security officers were deployed to assist in mediation between residents and association members.
- c. Ticket statistics were unavailable, due to BSO coronavirus matters.
- d. Security responded to an incident involving a person at Newport.
- e. Assistant security director, Jonathan Zayas, utilized his speed gun and issued warnings.

Gene was pleased to see Jonathan’s roadway monitoring and thanked him for his efforts. Don concurred and recognized him for his actions.

Val indicated Village security continues to work closely with Code Enforcement to monitor and ensure bulk trash is taken out on Thursday evenings only.

Business:

(10:02:12 a.m.)

Old - N/A

New - N/A

Member Comments:

(10:02:23 a.m.)

Pierre mentioned the Village may be empty pretty soon, noting the majority of Canadian residents left early.

Michael wished everybody health and patience during this isolation phase.

Barry commended the staff's assistance and adaption to the ever-changing conditions during the virus crisis; expressed his confidence in Val and the team will adjust and post the latest information; and drew attention to channels 98 and 99 and the internet for updates.

Pat echoed Barry, shared her past experience as an Executive Director during a major crisis was aware things change constantly, and expressed appreciation for Val's leadership in doing the best to keep the Village informed, while continuing to promote a healthy, flexible, and structured environment.

Gene concurred with Pat and wished the MM staff and CenClub and all Residents health and safety.

Joe announced he was home a month earlier than planned.

Adjourn:

(10:06:42 a.m.)

Meeting was adjourned at 10:06 a.m.

Announcement:

The next regular MM Board meeting will be on Thursday, April 23, 2020, at 9:30 a.m. via GoToMeeting participation. Contact MM customer service for questions.

Having received no questions, suggestions, or complaints via email to be addressed at Open Mic, the meeting concluded.

(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.